



**CRESCENT LANE, BATH, BA1 2PX**  
£2,000 per month\*

**Carter Jonas**



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## A wonderful second floor two bedroom, two bathroom apartment with roof balcony and underground parking for two vehicles.

- Open-plan Living Room/Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Roof terrace
- Underground parking for 2 cars

### THE PROPERTY

A wonderful second floor apartment on the corner of Crescent Lane, opposite The Marlborough Tavern and tucked in behind The Royal Crescent. The main front door leads to the stairway that leads to the 2nd floor. The light and bright accommodation comprises open-plan living room/kitchen having an "atrium" roof lantern. The main bedroom has an en suite shower room and French doors that lead to a balcony with wonderful views across the chimney pots and the rear of the Royal Crescent, giving you beautiful summer evening sunsets. There is a second bedroom and a further bathroom. The apartment has the very unusual and valuable benefit of parking for two vehicles in a gated covered car parking area which is adjacent to the property. This would make a wonderful city home for a professional couple, single or small family. Offered unfurnished and available 17 November 2024. EPC Band B. Council tax Band E. (please see Bath & North East Somerset website for current cost).

Available for an initial 12 month tenancy.

Mains electric, gas and metered mains water.

Parking: either on street with permit or two off street space behind a gated entrance.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.





At a rent of £2,000 per calendar month: Holding deposit of 1 week's rent £461.53 (deducted from first month's rent) Security deposit of 5 weeks rent £2,307.69

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	

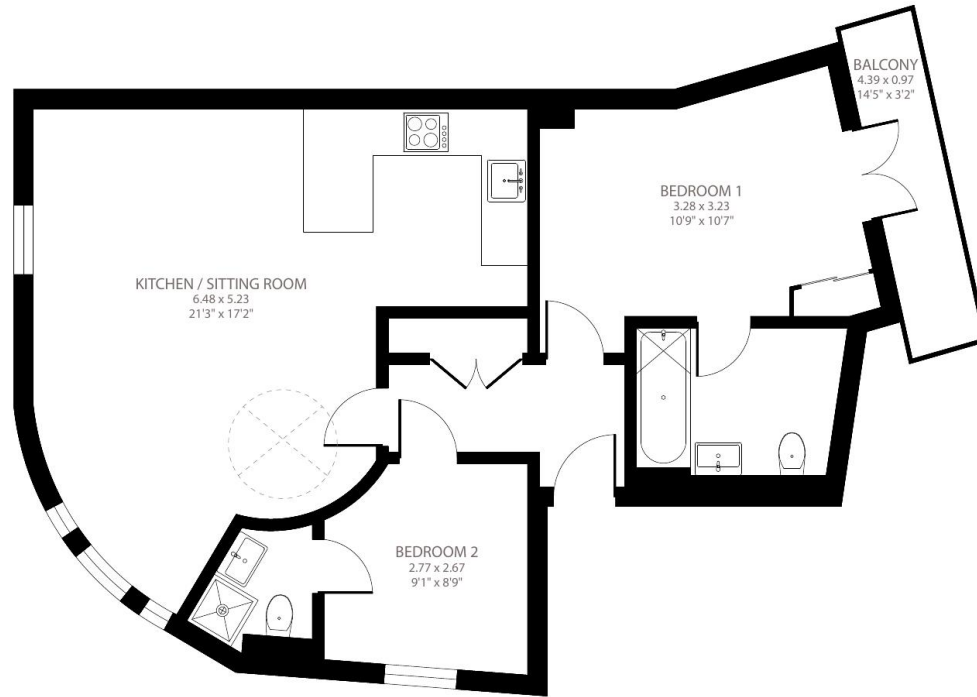




## Crescent Lane, Bath, BA1

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



SECOND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1030542

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(61-81)	B	82
(39-60)	C	82
(15-58)	D	
(28-54)	E	
(11-53)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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