



24 UPPER CAMDEN PLACE, BATH, BA1 5HX
£3,500 per month*

Carter Jonas

A wonderfully light and bright, 4 or 5 bedroom Georgian Townhouse just off Camden Crescent set in an elevated position enjoying wonderful city views.

- Kitchen
- Dining Room
- Utility
- Shower Room
- Reception Room
- Study/bedroom 5
- Principal bedroom
- en suite shower room
- 3 further double bedrooms
- Family bathroom
- Rear Garden
- On street parking
- Marvellous views

THE PROPERTY

This wonderful Georgian townhouse offers exceptional family accommodation in one of Bath's most sought-after residential locations. Combining period character with modern living, the property enjoys an elevated south-facing position with stunning panoramic views across the city and an abundance of natural light throughout.

The property is approached via a flight of steps leading to an inviting entrance hall. The ground floor features a spacious open-plan kitchen and dining room, ideal for family life and entertaining. The kitchen is fitted with a range cooker, gas hob and dishwasher, while a separate utility area provides space for a washing machine and fridge-freezer. The dining area benefits from a feature gas fireplace.

A mezzanine level provides access to a shower room and a rear door leading to the garden.

On the first floor, the elegant south-facing drawing room showcases a large sash window with spectacular views over Bath and a Jetmaster fireplace. A further room on this level offers flexibility as a study or fifth bedroom.

The second floor comprises the principal bedroom with en-suite shower room, together with a separate family bathroom.



The top floor offers three additional bedrooms, all enjoying the property's impressive elevated outlook.

To the rear is a private, terraced garden providing a peaceful setting for outdoor dining and relaxation. The elevated position shelters the property from the road while enhancing the far-reaching views.

Ideally situated within walking distance of the renowned Lansdown schools, including: St Stephen's CE Primary School, Royal High School Bath and Kingswood School.

Available early January 2027 or earlier by agreement. Offered unfurnished. EPC Rating: E

Council Tax Band: F Utilities: Mains gas, electricity and water

Parking: Resident permit parking available for up to two vehicles (subject to council approval)

Holding Deposit: £807.69 Security Deposit: £4,038.46

Broadband & Mobile Coverage: Please refer to the Ofcom website for current availability and speeds.

ADDITIONAL INFORMATION

Viewing Strictly by appointment

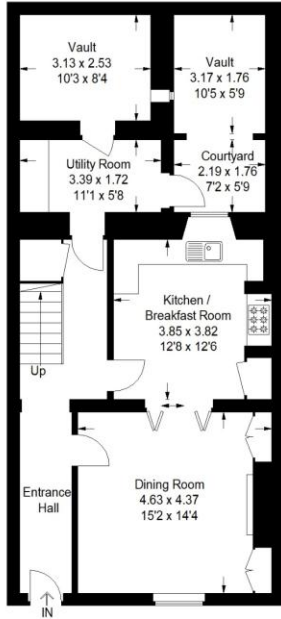
Local Authority - Council Tax Band F

Directions

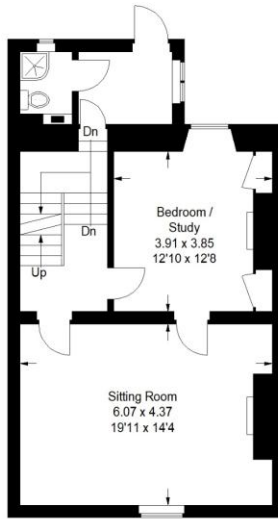


24 Upper Camden Place

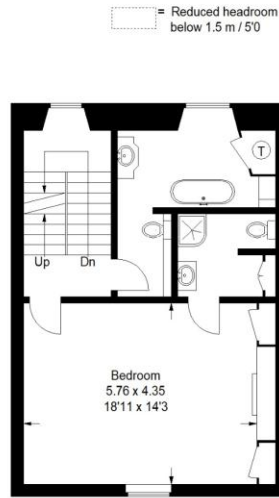
Approximate Gross Internal Area = 226.2 sq m / 2435 sq ft
 Vaults = 14.6 sq m / 157 sq ft
 Total = 240.8 sq m / 2592 sq ft



Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID 742738)



Reduced headroom
 below 1.5 m / 5'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
	39	81

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Classification L2 - Business Data

IMPORTANT INFORMATION

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