



6 LANSDOWN CRESCENT
Bath

Carter Jonas

SECOND FLOOR FLAT, 6 LANSDOWN CRESCENT, BATH, SOMERSET, BA1 5EX

A VERY SPECIAL APARTMENT WITHIN THIS ICONIC GEORGIAN CRESCENT.

- Bath Spa Station 2 miles
- Bath City Centre 1 mile
- M4 (Junction 18) 10 miles

Communal reception hall • Hall with large storage space • Living room • Kitchen • Bedroom • Bath/Shower room

DESCRIPTION

A light and spacious second floor apartment within this Grade I Listed Georgian townhouse with incredible views in a south westerly aspect to the front and of St Stephens Church to the rear.

An enormous living space at the front of the apartment creates an open plan kitchen and living room with three large sash windows taking in the elevated views. A central hallway has a large walk in storage space and potential area for a study.

At the rear of the apartment is a large bedroom with steps up to a spacious bath/shower room.

The property has an abundance of period features as one would expect, as well as the charm and volume of a property of this era.

SITUATION

Number 6 Lansdown Crescent is located in a central position within this iconic address, which provides a wonderful aspect over open park land to the front and beyond, and the City of Bath surrounds.



This prime residential area on Bath's highly sought-after northern slopes has some of Bath's finest views and is well placed within easy reach of The Cotswold Way, The Approach Golf Course, Royal Victoria Park and the Botanical Gardens.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Andrews Primary School on Julian Road and St Stephens, Kingswood and The Royal High Schools in Lansdown. World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the Royal Crescent and Priory Hotels. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 1st January 2001)

Planning: Grade I Listed

Service Charge: £1,115.04 per annum

Ground Rent: £10 per annum

Services: All mains services are connected.

Parking: Permit parking available.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band D

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.

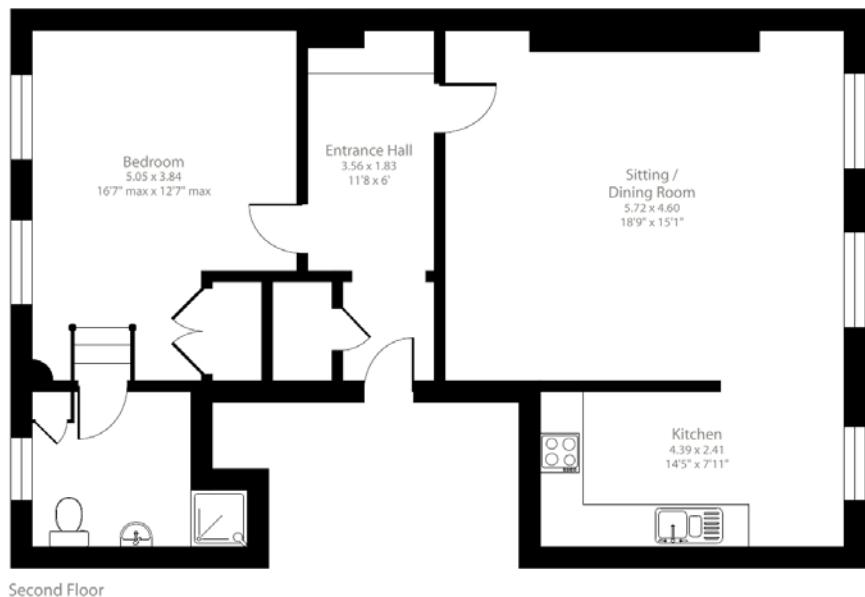




Lansdown Crescent, Bath, BA1

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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