

Crescent Lane Bath BA1

£2,800 Per Month - Available Now

Beyond your expectations

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Beautifully finished 4 bedroom Mews house with two private terraces and garage.

Renovated mews house | Modern clean finish | Fully furnished | Master bedroom suite | 2 further doubles | 4th bed / office | Open plan living area | Family bathroom.

Description

Set in a wonderful central location situated close to The Royal Crescent within walking distance of St James Square which offers a vast amount of independent traders, florist, public house's, great deli's and cafe's, chemist, doctors & hairdressers. Crescent Lane is a modern Mews house presented in a mock Georgian style with the benefit of a garage, courtyard garden and first floor terrace leading from the lounge. The property provides well proportioned rooms which include; a superb first floor living space with kitchen, space for dining and lounging, a master bedroom with en suite shower room, 2 guest bedrooms with adjacent bathroom and both leading out to ground floor courtyard, study/single bed 4 located on the ground floor. Excellent specification throughout. Set in an

popular an convenient central location close to the Royal Crescent a well appointed modern style mews house with garaging and a courtyard garden.

Situation

Crescent Lane is situated in the very heart of Bath with The Circus, Brock Street and The Royal Crescent a stroll away. A walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector.







33 Gay Street Bath BA1 2NT Tel: 01225 445 646 - bathlettings@hamptons-int.com www.hamptons.co.uk



Energy Performance Certifica

England & Wales

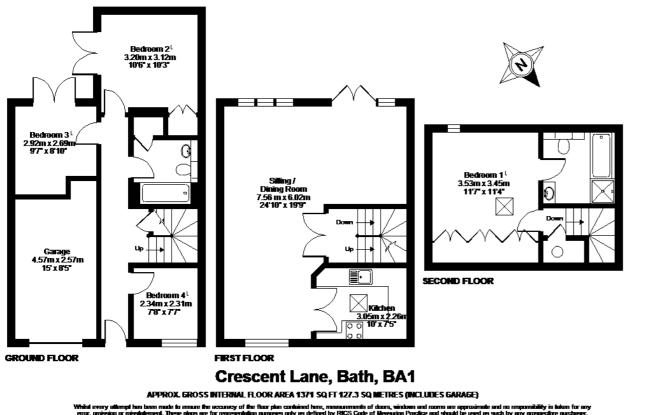
overall efficiency of a home. the more energy efficient the the fuel bills are likely to be.

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Energy use

Hot water The figures in the table ab

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating efficiency and the home is and the lower



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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Hamptons Bath Lettings

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SAP

671 672

EU Drectiv 2002/91/Ed

Detection

3.2 tonnes per year £57 per year

£526 per year £105 per year

ants to compare the fue

Mid-terrace house 16 December 2011 16 December 2015

Type of assessment: RdSAP, existing dwelling Total floor area: 108 mg

England & Wales

The environmental impact rating is a measure of home's impact on the environment in terms of environ dinxide (CO2) emissions. The higher the

ating the less impact it has on the e

Dwelling type: Date of assessment: Prote of certificate:

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

maper year

£90 per yea

£520 per year £105 per year

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the or other home water been constructed on a companion of the righters may been calculated in granditions (hearing periods, noon temperatures, etc.) that are the same for all homes, stikely to match an occupier's actual fael bills and carbon emissions in practice. The figures ts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they ed with service, maintenance or safety inspections. Aways check the certificate date

EU Directive 2002/91/EC

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