



CAVENDISH PLACE - BATH



UPPER MAISONETTE 11 CAVENDISH PLACE BATH BA1 2UB

A stunning 2/3 bedroom maisonette, located in a highly prized residential address, close to Bath city centre and excellent local amenities, and enjoying stunning westerly views.

- 2 large reception rooms
- Beautifully appointed kitchen
- Utility room with potential to convert to shower room
- 2 double bedrooms
- Family bath and shower room
- Highly prized residential address
- Close to Bath city centre and excellent local amenities
- Beautiful views
- Exceptional communal areas





SITUATION

Cavendish Place is a highly prized residential area located on Bath's sought after northern slopes. This fine terrace of 13 Grade I listed Georgian townhouses has a wonderful westerly aspect overlooking The Approach Golf Course and is most conveniently located for easy access to the excellent local amenities on nearby St James Square, Julian Road and Bath city centre. Cavendish Place is also particularly well placed for easy walking access to the beautiful nearby Royal Victoria Park and The Botanical Gardens.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa facilities at the nearby five-star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

DESCRIPTION

11 Cavendish Place is an impressive Grade 1 listed Georgian town house, one of 13 in a handsome terrace overlooking The Approach Golf Course. This magnificent property has been sympathetically divided into 4 beautiful owner-occupied apartments. Apartment 4 occupies the top 2 floors and is approached via stunning communal areas with a fine shallow staircase.

The apartment is entered into a large formal hallway with fitted carpets, attractive wall lighting and plenty of built in storage. To the rear there is a large reception room with a fine period style fireplace and sash windows with working shutters. To the front there is a beautifully appointed Shaker style kitchen with a hatch through to another reception room, both enjoy a wonderful westerly aspect and lovely views. Both reception rooms could be used as a further bedroom and the generous utility room could easily be converted into a bathroom.

On the upper floor there are 2 pretty double bedrooms, both with plenty of built-in storage, along with a lovely family bath and shower room.



ACCOMMODATION

GROUND FLOOR

Communal Areas

The property is entered into beautifully maintained entrance halls with shallow stairs that rise to the third floor.

THIRD FLOOR

Entrance Hall

With radiator, deco cover, wall mounted picture lighting, intercom system, large built-in cloaks cupboard, large understairs storage area, fitted carpet, dado rail, further storage cupboard, stairs which rise to the top floor.

Reception Room/Bedroom 3

With fitted carpet, dado rail, period cornicing detail, central ceiling rose, radiator with deco panel, sash window to rear aspect, period style fireplace and surround with marble hearth and gas coal effect fire.

Utility Room

With ceramic tiled flooring, a range of base units, granite effect worksurface, stainless steel sink and drainer, mixer tap, bistro style splashback, pedestal WC, wall mounted coat hooks, wall mounted Worcester combination boiler and Velux ceiling light. Subject to the necessary planning consents this could be converted into a further bath / shower room.

Reception Room

With fitted glazed door, carpet, dado rail, radiator with deco panel, 2 sash windows to front aspect with working shutters to the left window, recessed built-in bespoke cupboards, fitted shelving and fitted hatch to kitchen.

Kitchen

With wooden effect flooring, sash window to front aspect with working shutters, a beautiful range of Shaker style floor and wall mounted units, cupboards and drawers, composite granite worksurface, inset 1½ bowl sink, brushed chrome swan neck mixer tap, integrated appliances to include Bosh microwave, Bosh double oven, fridge/freezer and multi ring induction hob with extractor over. Radiator with deco rail, wine rack, tiled splashback, recessed ceiling spotlights and central ceiling light.

Stairs with fitted carpet rise to the top floor.

TOP FLOOR

Landing

With fitted carpet, radiator, loft access with integrated ladder and recessed ceiling spotlights.

Bedroom 1

With fitted carpet, radiator, built-in floor to ceiling wardrobes and sash window to rear aspect.

Bedroom 2

With fitted carpet, radiator, built-in recessed wardrobes and sash window to rear aspect.

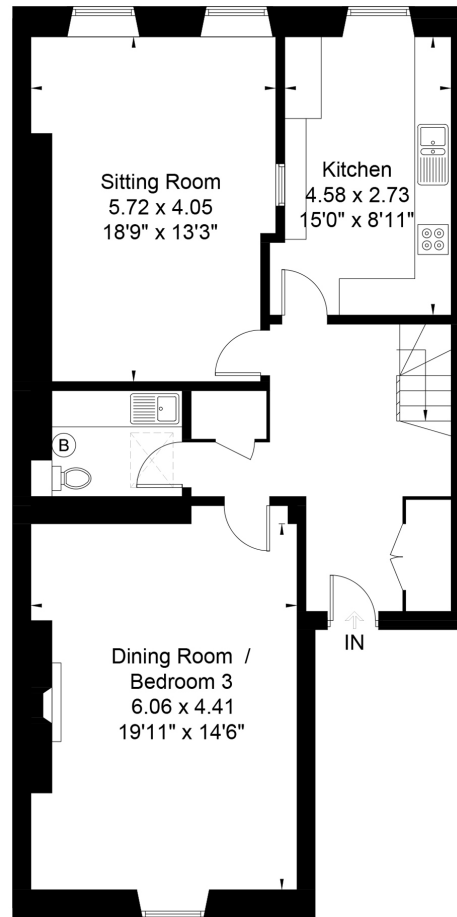
Family Bathroom

Panelled bath with fully tiled surround, glass shower screen, handheld and rain shower over, pedestal WC, rectangular basin set into drawer vanity unit with tiled splashback, courtesy lit mirrored medicine cabinet, natural stone tiled flooring, ladder effect heated towel rail, sash window to front aspect and extractor fan.

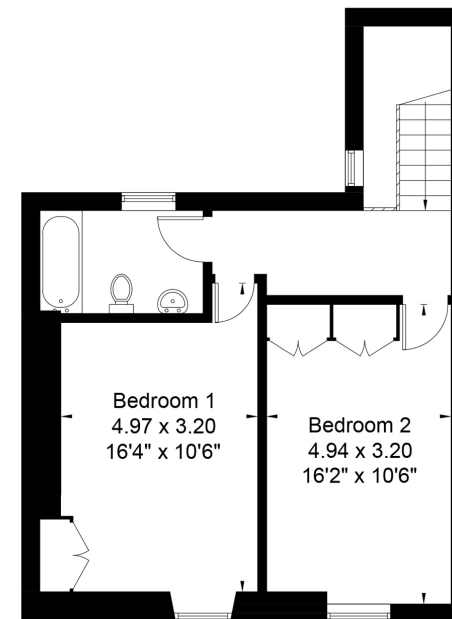
FLOOR PLANS

Upper Maisonette, 11 Cavendish Place, Bath BA1 2UB

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft



Third Floor



Fourth Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026

GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas central heating

Tenure: Lease – residue of 999 .year

Management Company: 11 Cavendish Place Ltd

Management Charges:

Council Tax Band: D

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