

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Bath & Bradford on Avon

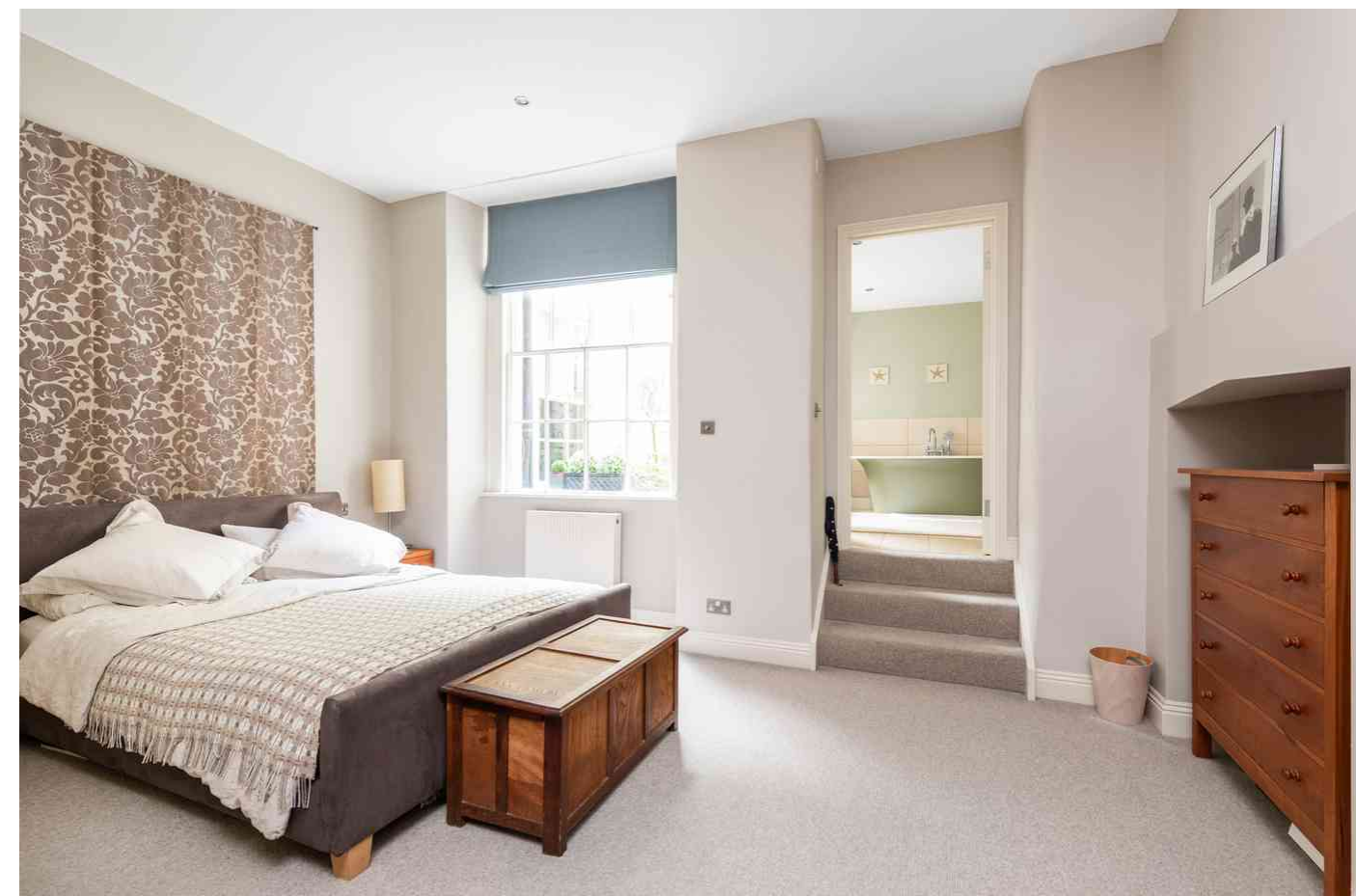
COBB
FARR

Bath & Bradford on Avon

Residential Sales



Lansdown Crescent, Bath

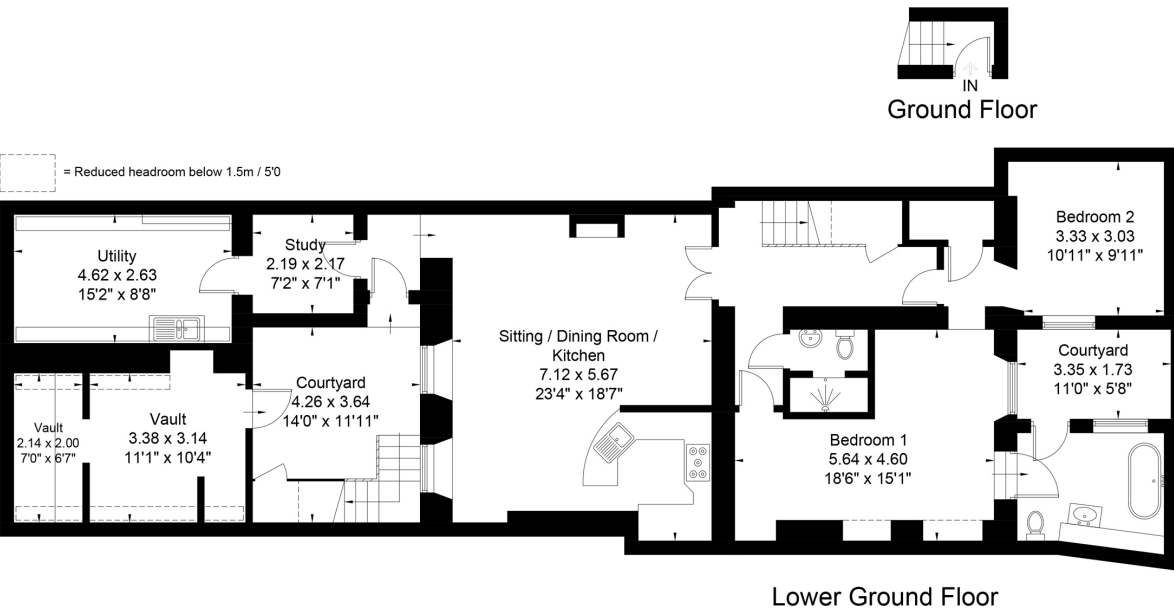


Floor Plan



Courtyard Apartment, 6 Lansdown Crescent, Bath BA1 5EX

Approximate Gross Internal Area = 129.2 sq m / 1390 sq ft
Vault = 16.9 sq m / 182 sq ft
Total = 146.1 sq m / 1572 sq ft (Excluding Courtyard)



Courtyard Apartment
6 Lansdown Crescent
Bath
BA1 5EX

An unusually light and spacious 2 bedroom 2 bathroom lower ground floor apartment set in this prestigious and historic Bath crescent.

Tenure: Share of Freehold

£750,000



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

Situation

Lansdown Crescent was built by John Palmer between 1789 and 1793 and is situated in a fine elevated position enjoying majestic views over the city and beyond, along with a beautiful aspect overlooking open farmland and grazing sheep.

The UNESCO World Heritage City of Bath is only a short walk away and provides easy access to an extensive range of chain and independent retail outlets together with a fine selection of restaurants, cafes and wine bars. There are many cultural activities available in Bath, such as the Number One Royal Crescent and Holbourne Museums, many pre-London shows at The Theatre Royal and a world-renowned music and literary festival. In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

Nearby there is the charming, pedestrianised Margaret's Building which has a selection of wonderful art galleries, boutique shops and restaurants.

Bath Spa railway station provides direct access to London Paddington and the city of Bristol. Other transport links include the M4 motorway junction 18 approximately 11 miles to the north of the city, which allows easy access to London, Swindon, South Wales and the Midlands via the M5. Bristol Airport is 10 miles to the west.

General Information

Services: All mains connected
Heating: Gas central heating
Tenure: Share of Freehold – 974 years remaining
Management Company: No 6 Lansdown Crescent Management Company Ltd
Service Charges: £988.35
Council Tax Band: D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

The courtyard apartment, number 6 was refurbished some 20 years ago which can be accessed from the main hallway with steps directly into the apartment or through the pretty front courtyard which leads solely to the front door of the property.

Once inside the lower ground floor, one of the first striking features is the southerly aspect seen through tall Georgian windows and therefore giving light and an airy feel.

The main sitting room is open to the dining area and the fitted kitchen and leads to the inner hall where there is access to both bedrooms and shower room. From the larger of the two bedrooms there are steps up to an ensuite bathroom overlooking the rear mini courtyard.

The entrance hall itself not only leads to the sitting room but to the study and in turn the utility vault which offers plumbing for appliances, heating and ample storage.

Accommodation

Lower Ground Floor

Stone steps descending to the front courtyard, with gas meters and a stone archway leading to a part glazed door and through to the apartment.

From the entrance hall through an archway into the sitting room.

Sitting Room

With engineered wooden flooring, open to the dining area and kitchen past the breakfast bar. Inset gas flame effect fire, marble hearth, glazed double doors leading through to the inner hall, double panelled radiator, downlighting, 2 front aspect Georgian sash windows, deep windowsills and double panelled radiators below.

Kitchen

With a matching range of eye and base level units, granite worksurface are with matching upstand, 5 ring gas hob, black granite splashback behind, extractor with light over, high level electric oven with built-in microwave, built-in fridge/freezer and built-in dishwasher, wooden worksurface area, Belfast sink with mixer tap, overhang for the 2 seat breakfast bar and downlighting.

Inner Hallway

With doors leading through to bedroom 1,2 and shower room. Carpeted stone steps lead to a doorway which allows access from the ground floor hallway. Understairs storage, double panelled radiator and down lighting.

Shower Room

With double width shower enclosure, glazed shower screen door, thermostatic chrome riser and telephone attachment, water heated towel rail, low flush WC, wash hand basin with mixer tap, splashback, vanity cupboard below, extractor fan, downlighting and shaver point.

Bedroom 1

With downlighting, dressing area, single panelled radiator, original fireplaces, large rear aspect Georgian sash window overlooking the rear courtyard, double panelled raider under and steps up to the en-suite.



En-Suite Bathroom

Comprising a double ended, freestanding bath with mixer tap and telephone shower attachment, low flush WC, vanity cupboard with a round wash hand basin and mixer tap, limestone tiled flooring, double panelled radiator, downlighting, shaver point, side aspect Georgian style window and door leading out onto the decked rear courtyard.

Bedroom 2

With alcove recess for chest of drawers, large understairs wardrobe/cupboard, wall panelling, double panelled radiator, downlighting and side aspect Georgian sash window.

Study

With side aspect Georgian style window overlooking the front courtyard, engineered wooden flooring, radiator, wall mounted timer and panel thermostat, high level consumer unit, water meter and door through to vault.

Vaulted Utility Room

With range of low-level free-standing units, 1 ½ ceramic Belfast sink with mixer tap, space and plumbing for washing machine, terracotta tiled flooring, power light and double panelled radiator.

Externally

To the front there is a pretty, light and bright courtyard perfect for outside seating and potted plants. There is a door leading through to the vaulted boiler room.

The rear courtyard is decked with outside power.