

## Upper Camden Place



**Strattons  
+ Partners**





## Location

The Camden Road area offers convenient access to the city centre, stunning architecture, and a variety of excellent local schools. The thriving community hosts events year round and the meadow in front of the crescent even features resident goats during the summer months. The walk into the city is enjoyable, with expansive views along the way, and a pleasant stroll down Lansdown Hill past the Assembly Rooms.

Local schools and nurseries cater to families, with Atelier on Camden slopes for younger children and St Stephens Primary School, just up the hill, being a popular option. The prestigious independent schools of Kingswood and Royal High are also located on Lansdown. For commuters, both train and motorway connections are easily accessible, with Bath Spa mainline station less than a mile away and the M4 motorway junction just over 10 miles.

## Key Features

- Walking distance into Bath
- Period Features throughout
- Substantial 3362 sq ft of accommodation
- Panoramic and elevated views
- Private lower floor entrance with income potential
- Zone 15 Resident Parking

Atelier Nursery - 0.3 miles

St Stephens Primary School - 0.8 miles

Bath Spa Train Station - 1.2 miles

M4 Junction 18 - 10 miles



## Upper Camden

Upper Camden Place is a majestic period terrace situated within a mile from the city centre with elevated and panoramic views. A landscaped walled front garden leads to the main front entrance and the private entrance to the lower floor.

This stylish property offers refurbished accommodation over five floors with impressive bays to the ground, first and second floors.

A ground floor vestibule and entrance with its marble chequered floor leads to an open plan bayed dining room and kitchen breakfast room.

An elegant stone staircase cantilevers its way to the top floor passing half landings on each floor. The main reception room to the first floor with its beautiful floor to ceiling bayed sash windows offers a fantastic view and this stunning room includes a working period fireplace.

Bedroom three is well proportioned to the rear of the first floor. The second floor accommodation comprises of the main bedroom, bedroom two and a tastefully refurbished shower room. The third floor

comprises of a fourth bedroom and a bathroom with access into a front eaves storage area with velux front window to the roof.

The lower floor has a private entrance from the front garden and an internal staircase to the ground floor making it work for both family living or as an annexed holiday let. This floor has underfloor heating throughout with an open plan kitchen reception, a good sized double bedroom, a very well finished shower room with partially glazed ceiling and a utility hall to the staircase.

Externally, there is an attractive and elevated south east facing walled front garden with a terraced west facing walled garden to the rear.

The property benefits from residents parking and sits in Residents Parking Zone (RPZ) 15 with parking to both the front on Camden Road and to the rear on St Stephens Road. The current owners tend to park to the rear on St Stephens Road for ease.

## Strattons and Partners

Dylan MacDonald has worked for over 18 years in the Bath & Bristol area as a Senior Partner at Strattons and Partners, he is now enjoying developing that experience into a successful property business.

When you are buying in a new area you may like more advice and ideas on the locality. If so, it would be a pleasure to help you.

If you would like to go onto our buyers list, we will listen to your requirements, then keep in touch with you regards to your search by introducing properties on and off-market.

Viewings are undertaken by people who have good knowledge of that property, and will allow you time to look around, helping you along along the way with the purchase of your next home. As well as Rightmove and our own website, Strattons is using and developing how social media can help connect buyers and sellers.

And if you are considering selling, then please invite us out to value your property. We will listen to your needs and make sure we help you achieve them. We will happily provide guidance on current market trends and likely value, then advise best marketing strategies, whilst introducing you to preferred partners that can help you.



### Entrance Vestibule

Sunken matwell with chequered marble floor. Cornice. Original door to entrance hall with transom window over.

### Entrance Hall - 10'0" (3.05m) x 5'10" (1.78m)

Chequered marble floor. Radiator. Ceiling cornice. Stone staircase with banister and spindles.

### Dining Reception Room - 22'1" (6.73m) x 13'8" (4.17m)

Front bay with three sash windows and original working shutters. Oak flooring. Ceiling cornice. Working cast iron period fireplace. Stone heath. Wooden mantel and surround. Original alcove glass cabinets and cupboards. Glazed double doors with transom window and arched corbels over leading to kitchen. Original skirting board. Radiators.

### Kitchen - 21'5" (6.53m) x 12'0" (3.66m)

Partially vaulted ceiling with double glazing. Casement side window. Worktops with built in stainless steel sink and drainer. Peninsula breakfast bar. Alcove shelving and cupboards. Plumbed for dishwasher. Gas cooker point. Off white kitchen cupboards and drawers. Radiator. Door to boiler cupboard with shelving. Ceiling coving.

### Rear Lobby

Chequered marble floor with door with transom window over leading to rear garden. Door to downstairs WC. Door to lower floor staircase. Side wall panelling.

### Downstairs WC - 4'7" (1.4m) x 3'0" (0.91m)

Casement rear window. LLWC. Wall mounted hand basin. Radiator. Tongue and groove wall panelling.



**First Floor Half Landing** - 12'8" (3.86m) x 5'9" (1.75m) Sash rear window.

Cupboard housing pressurised water cylinder. Banister with spindles. Stone staircase.

**Reception Room** - 21'8" (6.6m) Max x 18'5" (5.61m)

Max Front bay window with wrought iron Juliette balconies with three sash windows and original working shutters. Original pine floorboards. Radiators. Ceiling cornice. Picture rails. Working fireplace with marble mantel and surround. Stone hearth. Alcove shelving. Leaf table. Dado rails. Stone staircase with wooden banister and exposed spindles.

**Bedroom Three** - 17'9" (5.41m) x 12'2" (3.71m)

Sash window to rear. Ceiling cornice. Original alcove dresser and cupboard. Open fireplace with slate hearth. Picture rail.

**Landing**

Leaf table. Dado rails. Stone staircase with wooden banister and exposed spindles.



### Second Floor Landing

Stone floor and staircase with banister and exposed spindles. Dado rails. Wooden floorboards to front. Shelved storage cupboards for towels and bedding.

### Bedroom One - 22'3" (6.78m) Max x 13'0" (5.61)

Front bay window with wrought iron Juliette balconies with three sash windows. Decorative wall panelling. Radiators. Built in double doored wardrobes in alcoves. Picture rails.

### Bedroom Two - 18' (5.49m) Max x 12' (3.66m) Max

Sash window to rear. Period fireplace with stone hearth, mantel and surround. Built in double doored cupboard with shelving in alcoves and cupboard. Radiator.

### Shower Room - 9' (2.74m) x 5' (1.52m)

Tiled floor. Sash window to front. Part tiled walls. Chrome heated towel rail. Walk in shower with fixed glass screen. Single pedestal hand basin. Shaver point. Coving.



### Third Floor Landing

Floorboards. Banister with exposed spindles. Fitted bookshelves to side wall. Small loft hatch.

### Bedroom Four - 12'5" (3.78m) x 12'4" (3.76m)

Sash window to rear. Cast iron period fireplace with alcove cupboard and open shelves. Radiator. Door to boarded front eaves with front velux window.

### Bathroom - 9'6" (2.00m) x 5'9" (1.75m)

Double glazed velux front window. Panelled bath with mixer shower over. Chrome heated towel rail. LLWC. Single pedestal hand basin. Wall light point.



## Lower Floor

### Canopied Porch

Open canopied entrance porch with exposed Ashlar walls and stone floor. Downlights. Partially double glazed wood framed front door.

### Private Entrance

Stone floor. Side wall panelling. Original glazing with bars to rear. Side opening to open plan kitchen reception room.

### Kitchen/Reception - 22'1" (6.73m) Max x 18' (5.49m) Max

Sash window to front with original window shutters. Large floor tiles with underfloor heating. Open Ashl Large floor tiles with underfloor heating. Wall mounted thermostat. Wall panelling to side wall. Feature Ashlar open fireplace. Downlights. Door to hall and staircase to ground floor. Partially glazed door to shower room.ar fireplace. Grey laminate worktops with one and half bowl inset sink and drainer. Bosch induction hob, electric oven, wall mounted extractor fan. Integrated Bosch dishwasher. White gloss base cupboards and drawers. Downlights. Cupboards with consumer unit. High top casement window to bedroom. Partially glazed door to bedroom. Wall mounted thermostat.



**Bedroom Five** - 12' (3.66m) x 12' (3.66m)

Large floor tiles with underfloor heating. Wall mounted thermostat. Wall panelling to side wall. Feature Ashlar open fireplace. Downlights. Door to hall and staircase to ground floor. Partially glazed door to shower room.



**Shower Room** - 9'7" (2.92m) x 9' (2.74m)

Large floor tiles with tiled skirting. Walk in shower with glass wall and white wall tiles with partially vaulted glazed ceiling. Fixed overhead shower and hand held shower attachment. LLWC. Pedestal hand basin. Chrome heated towel rail. Door to walk in storage/drying cupboard. Cupboard housing manifolds for the under floor heating. Wall mounted thermostat. Electrical socket.

**Utility**

Large floor tiles. Plumbing for washing machine. Worktop. Shelving units. Wall mounted thermostat. Staircase to ground floor.

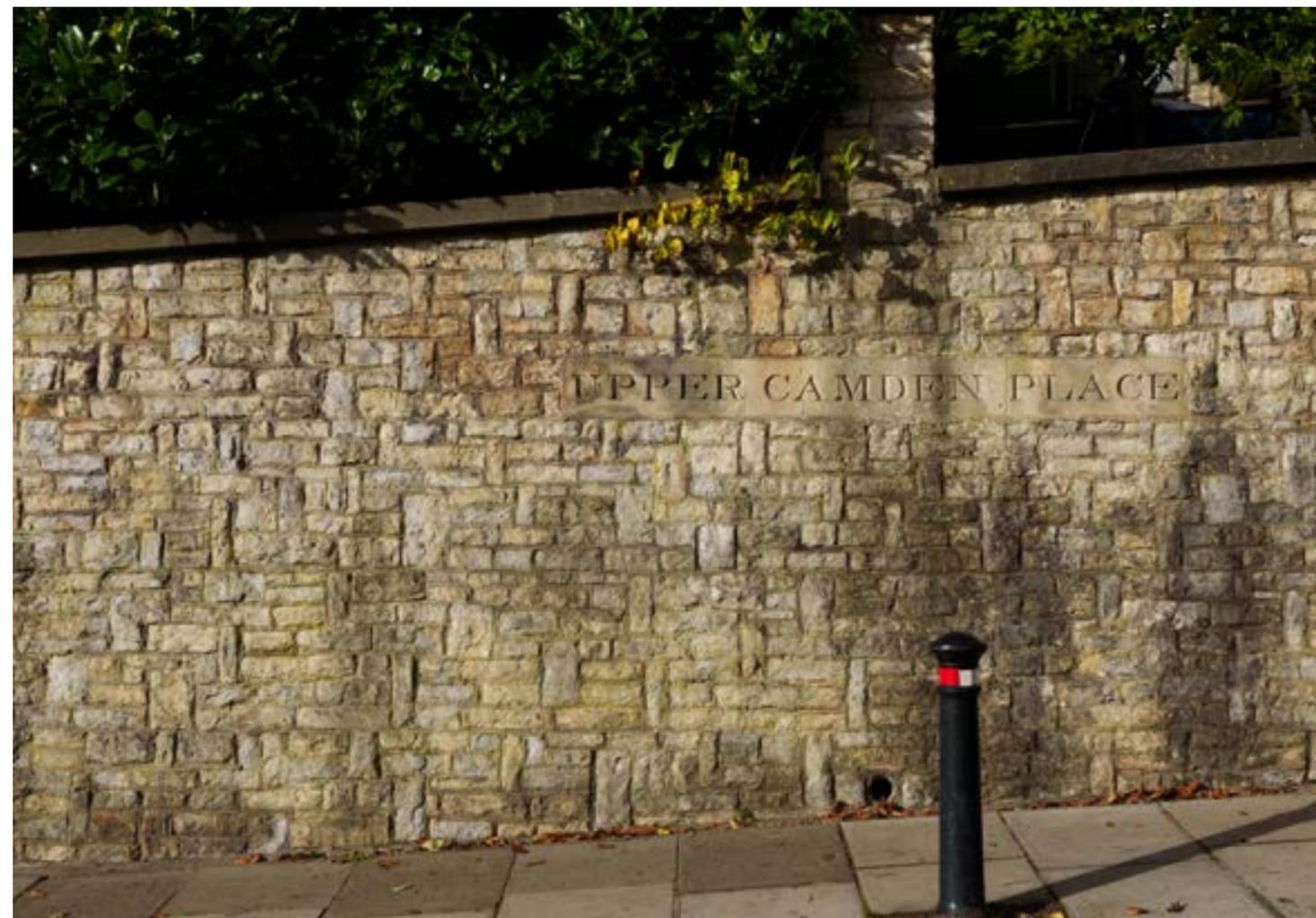


**Front Garden** - 71' (21.64m) Max x 18' (5.49m) Max

Wall and hedge to front with gated front access. Walled garden with paved flagstone garden path. Terraced lawns with shrub and plant side border. Fruit tree. Steps to front door with wall light. Private entrance to lower floor with wall light.

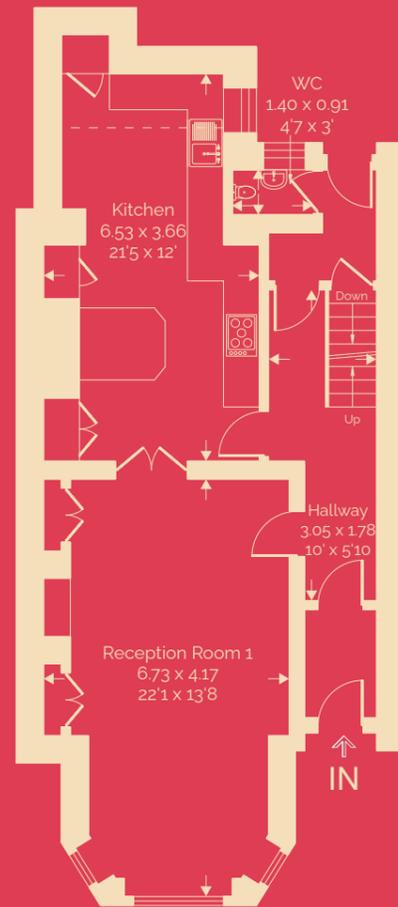
**Rear Garden** - 40' (12.19m) Max x 19'3" (5.87m) Max

Terraced garden enclosed with walls and steps to rear with gates access to permit parking area. Slatted fence panels and trellis with espalier fruit trees to rear wall. Gravelled mid and upper terraces. Outside taps.

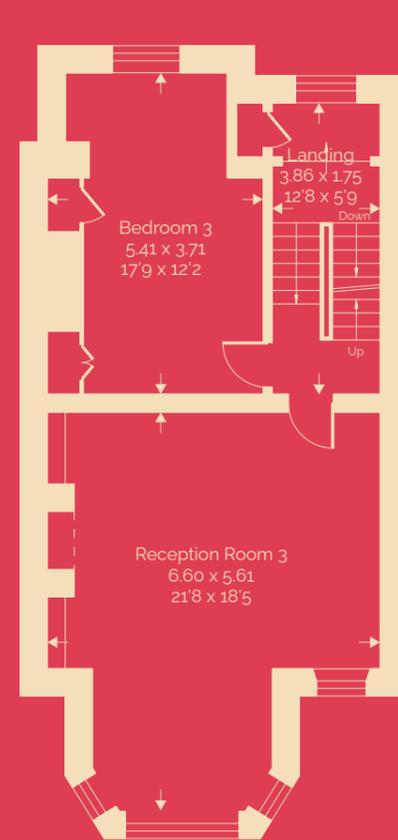




Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

**Approx. Gross Internal Floor Area**  
**3,362 sq. ft / 312 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by Strattons and Partners

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

### Council tax

This property is E rated.

### View

Contact the agency by email or phone to register your details and arrange an appointment. If this property is not for you, we would like to stay in contact to help find a suitable alternative.

### Negotiation

Must be conducted through the agency.

### Offer

You will be required to produce photographic ID and Proof of Address for all buyers and beneficial owners. You will also be required to provide details of funding.



Strattons and Partners, for themselves and the owners, give notice that the particulars are produced in good faith as a general guide. They should not be as a statement of fact or contract. All measurements and distances are approximate. No equipment, fittings or fixtures have been tested.

## OUR PARTNERS

Knowing good people who are part of the process, for the benefit of our customers is a key part of our mission. We hope that through our introductions clients will achieve their goals successfully. If you require any of the following we will happily recommend to you:

- Solicitors
- Mortgage Brokers
- Letting Agents
- Removal Companies

Strattons and Partners may receive fees for referral from third party companies that we introduce to sellers and buyers in the moving process.

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**The best move you'll make.**

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