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THE APARTMENT COMPANY®



Lansdown Place West Second floor apartment

Boasting some of the most breath-taking views over the city, is this fabulous two bedroom apartment in the heart of Lansdown. The property comprises: sitting room with space for dining, fully fitted kitchen, master bedroom with fitted wardrobes, additional second bedroom and bathroom. Situated on the second floor of a grade II listed townhouse and benefitting from your own private garden, triple aspect views and spacious living. Being within a few minutes' walk away from the centre, this property would make a fabulous family home or base in the city. Highly recommended and early viewing is essential.

Offers in excess of £600,000

Bursting with Georgian grandeur

Georgian | Grade II Listed | Second floor apartment | Two large double bedroom | Large private garden
| Fabulous views | Outside storage area | Approx. 1277 Sq. Ft. |

HALLWAY

Sash window to rear elevation. Wall mounted radiator with cover. Storage cupboard with fire ladder. Smoke alarm. Internet and telephone point.

SITTING/DINING ROOM

21' 2" x 14' 11" (6.45m x 4.55m)

Bay window with triple sash windows to side elevation with original working shutters. Feature fireplace. Wall mounted radiator with cover. Television point. There are spectacular views from the living room window including far reaching views of the countryside, Somerset Place and the garden.

KITCHEN

14' 9" x 8' 4" (4.5m x 2.54m)

Fully fitted duck egg kitchen comprising: range of wall and base cupboards with wooden worktops over, 1.5 ceramic sink with mixer tap and drainer, integrated fridge, freezer, washing machine, dishwasher, oven and five ring electric hob with extractor fan over, tiled to splash prone areas. Sash window to side elevation. Cupboard with boiler. Wooden flooring. Spot lighting. Smoke alarm.



MASTER BEDROOM

19' 2" x 13' 4" (5.84m x 4.06m)

Double sash window to rear elevation with original working shutters. Feature fireplace. Two wall mounted radiators with covers. Four built in wardrobes. Door out to communal areas. Television point.



SECOND BEDROOM

17' 11" x 17' 10" (5.46m x 5.44m)

Two sash windows to front elevation with original working shutters. Feature fireplace. Wall mounted radiator with cover. Built in storage area with cupboards and shelving. Internet, telephone and television point.



BATHROOM

White suite comprising: tiled bath with mixer tap, walk in shower with rainforest shower head, low level WC, bidet and wash hand basin with mixer tap. One sash window to rear elevation. One sash window to side elevation. Tiled to splash prone areas. Heated towel rail. Spot lighting.

GARDEN

Large walled garden with a private area allocated to each flat. Comprising: grass area, hedged area with trees and plants.



ADDITIONAL INFORMATION

Tenure: Share of freehold
Lease Years Remaining: 937 years
Management Company: 9 Lansdown Place West Ltd
Service Charge: Between £1000 - £2000 per annum (depending on works)
Ground Rent: n/a
Council Tax Band: D
Local Authority: BANES
Parking: Residences parking permit

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE



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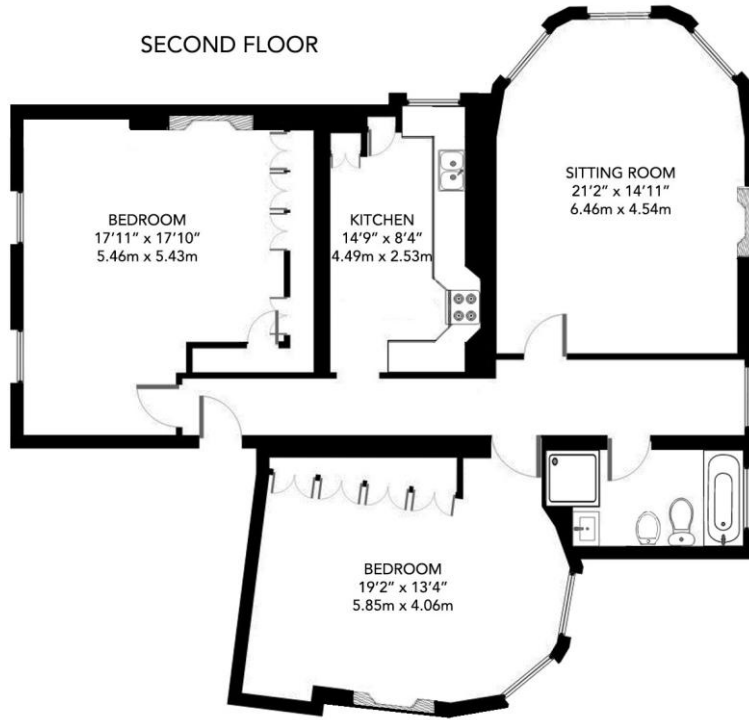
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TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		



Lansdown Place West

Bath, BA1 5EZ

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