



£165,000

Ballance Street, Bath, BA1 2PR.

A very rare opportunity has arisen to purchase this stunningly upgraded sought after location of Lansdown Road and believed to date from around 1970. The benefits include a very ornate décor, double glazing and spectacular views. Please call 01225 462006 to arrange a viewing.

Energy Efficiency Rating: TBC



A very rare opportunity has arisen to purchase this stunningly upgraded sought after location of Lansdown Road and believed to date from around 1970. The benefits include a very ornate décor, double glazing and spectacular views. The property briefly comprises an entrance hall, lounge, kitchen/dining room, double bedroom, a bathroom and further lobby. There is a secure communal lobby area and further private storage cupboard. The property is superbly situated on Lansdown Road and most of the City's Crescents are within easy reach. Built by the City Architect, Dr Howard Stuchbury, the apartments were invented to provide panoramic views across the city. The location is particularly exciting because the shops and cafés of Georgian Bath are within very easy reach. There is an abundance of particularly fine restaurants in close proximity. Early viewings are strongly advised.

Entrance Hall:

Part double glazed door to side aspect, large built-in cupboard, further cupboard containing immersion tank, decorative wall, laminate flooring.

Lobby:

Useful storage area, built in cupboard containing fuse box and electric meter, laminate flooring.

Lounge: 4.59m(max) x 3.06m(max)

2X UPVC double glazing windows to rear aspect, radiator, decorative wall, spectacular views across the city.

Kitchen/Dining Room: 4.58m(max) x 3.54m(mx)

UPVC double glazed window to rear aspect, range of base and wall mounted units, stainless

steel sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, built in bar, built in cupboard containing meter box, shelving, spectacular views across the city.

Bedroom: 3.97m x 2.49m

2X UPVC double glazed windows to rear aspect, radiator, spectacular views towards Lansdown Road.

Bathroom:

Radiator, wash basin within vanity unit, panelled bath with electric Triton shower over, WC, wall tiles, floor tiles.

Agents Notes:

Tenure: Leasehold
Length Of Lease: 125 Years from 2001
Service/Management Charges: Normally £1500 PA (£120PCM)
Future charges to be ascertained. Please contact the agent for further details.
Ground Rent: £10 PA, this can be paid monthly.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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35 Ballance Street
Bath
BA1 2PR.

Call now, visit us in
branch or go online to
book your viewing.

 01225 463006

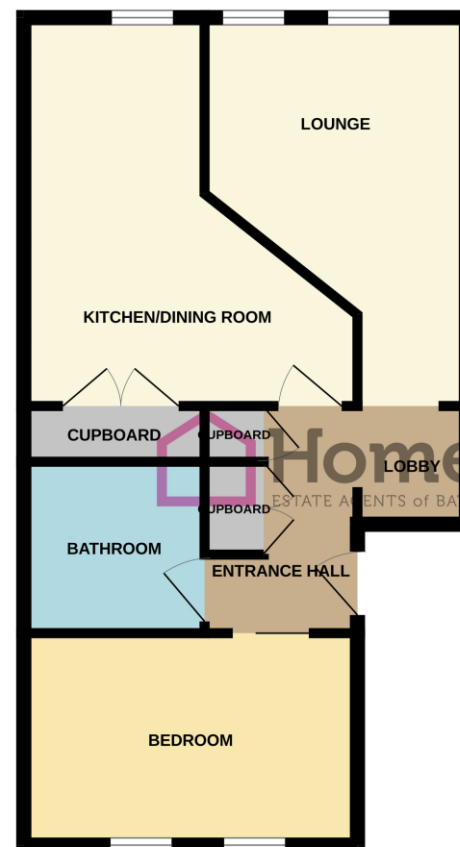
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 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR



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 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.
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