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LETTINGS

01225 303 870

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THE APARTMENT COMPANY®



Lansdown Villas Modern one-bedroom apartment

This well presented and modern one-bedroom apartment is nestled on the Northern slopes of Bath and enjoys views back towards the city centre. Comprising; a large open plan sitting room and modern kitchen with integrated appliances, good sized bedroom with in-built storage, luxury bathroom and a private terrace. The apartment also boasts an allocated parking space which is a rarity in the city. Being just a short walk to the city centre and close to great transport links to the M4 this purpose-built apartment will not disappoint.

£235,000 to £265,000

Private terrace and parking a few minutes from the city centre

Modern build | One-bedroom | Allocated parking space | Private terrace | Luxury bathroom | Superb investment or first time buy | Approx. 527 Sq. ft

HALLWAY

Built in storage cupboard housing hot water tank and space for hanging. Storage cupboard with plumbing for washing machine (washing machine included in sale) Wall mounted electric radiator. Spotlighting.

KITCHEN/SITTING ROOM

14' 8" x 19' 10" (4.48m x 6.05m)

Large open plan sitting room with doors leading to terrace and window to front elevation. Entry telephone. Wall lighting. Tv and telephone point. Wall mounted electric panel radiator.

White high gloss kitchen comprising: range of wall and base cupboards with work tops over, stainless steel sink with mixer tap and drainer, induction hob with extractor fan over and stainless-steel splashback, integrated oven, microwave, dishwasher and fridge/freezer. Under cupboard lighting. Extractor fan. Window to rear elevation.

BEDROOM

11' 5" x 9' 8" (3.48m x 2.96m)

Window to side elevation. Built in wardrobes. Wall lighting. Wall mounted electric panel radiator. TV and telephone point.

BATHROOM

Modern white suite comprising; low level W/C, bath with shower over and glass splashback, floating wash hand basin with mixer tap. Vanity mirror with LED lighting. Heated towel radiator. Spotlighting. Extractor fan. Tiled walls and floors.





ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Years Remaining: 120 years
 Management Company: Lansdown Villas Bath Ltd
 Service Charge: £700 per annum
 Ground Rent: £250 per year
 Council Tax Band: B
 Local Authority: B&NES
 Parking: Allocated parking space

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
 1 Queen Square
 Bath
 BA1 2HA

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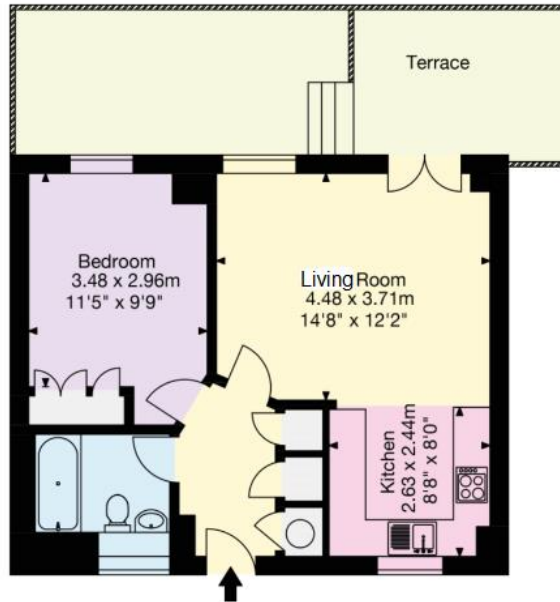
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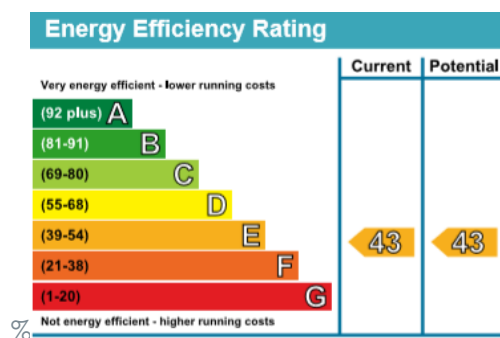
THE APARTMENT
COMPANY®

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
46 sq.m (496 sq.ft)



Living Area/Reception
Kitchen/Utility
Bedroom/Dressing Room

First Floor



Lansdown Villas

Camden Row, Bath, BA1 5LD

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.

