



8 Lansdown Mansions, Lansdown, Bath, BA1 5ST

£325,000

Set back from Lansdown Road just above Lansdown Crescent, this extremely spacious 797sqft ground floor apartment is an ideal city base, with its own garage and private rear garden area. Light and airy accommodation comprising of; modern fitted kitchen, dining room, spacious sitting room, two double bedrooms, bathroom and storeroom/utility. Double glazing and gas central heating. 29ft x 10ft rear terrace. Single garage in rear block. Offered with no chain. Sole Agents

- Ground floor
- Two double bedrooms
- Private garden
- Garage
- No chain



Property Description

AGENTS NOTES Tenure is long leasehold (with the owners of the properties forming their own residential management company). Current maintenance charges are £60 per month per property.

ENTRANCE HALL Part glazed front door from recessed front porch area, radiator, cloaks area, fuseboard.

KITCHEN Double glazed rear window, double glazed door to rear garden, range of modern base and wall units with worktops and inset sink/drain, inset electric hob with hood over and oven under, fitted undercounter fridge, plumbing for dishwasher.

DINING ROOM Double glazed front window, alcove cupboard, radiator, archway to sitting room.

SITTING ROOM Two double glazed front windows, two radiators.

INNER HALL Storage cupboard.

BEDROOM 1 Double glazed rear window, radiator, built in double wardrobe.

BEDROOM 2 Double glazed rear window, radiator, built in single wardrobe.

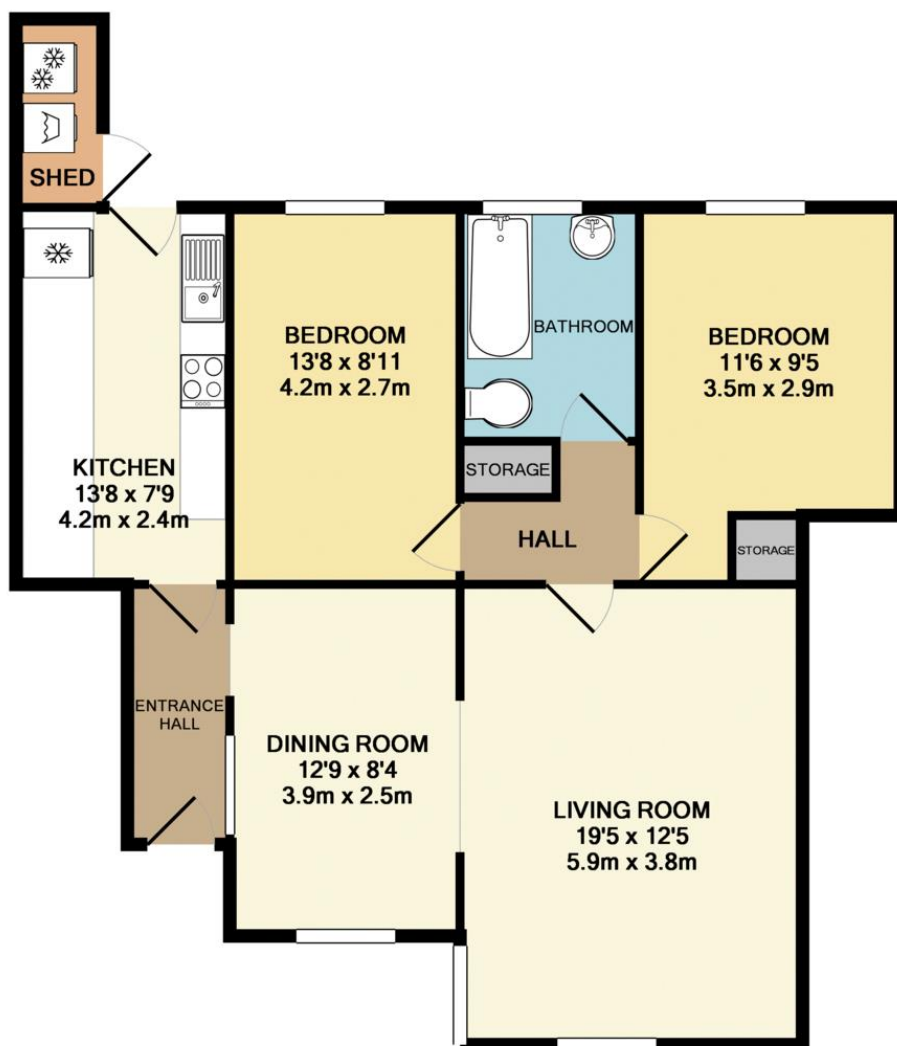
BATHROOM Double glazed rear window, radiator, pedestal basin, panelled bath with electric shower over, low level W.C.

STOREROOM Accessed via rear garden next to kitchen door - side window, plumbing for washing machine, wall mounted Worcester gas combination boiler, space for chest freezer.

REAR GARDEN 28ft x 10ft - patio seating area with flower beds and borders.

GARAGE Single garage in block to rear of property with up and over door.





TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Leasehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements