



LANDSDOWN GROVE COURT
Bath

Carter Jonas

3 LANSDOWN GROVE COURT, BATH, SOMERSET, BA1 5PL

Sitting room/Dining room • Kitchen • Bathroom • Two bedrooms
• Balcony

DESCRIPTION

Built in the 1960's Lansdown Grove Court sits at the end of Lansdown Grove, just down the road from St. Stephen's Church and Richmond on the lower northern slopes of Bath.

This is a first floor apartment, the building itself only set over three floors. There is a wonderful full-width balcony accessed from the open plan sitting/dining room. There are two double bedrooms, both with built in wardrobes and there is a fully equipped kitchen that looks out to the rear of the property. The bathroom has a bath with shower over and is fitted with a modern suite as well as having an airing cupboard built in. Properties of this era tend to have plenty of full width glazing and this really shows with the amount of light in the apartment, and allows the wonderful views to be seen as soon as you walk in. The apartment is accessed from behind the building up only one flight of external stairs. This property is being sold with no onward chain.

SITUATION

Lansdown Grove Court sits on a tree lined quiet side road just off Lansdown Road and leads up to Richmond and St. Stephens. The property has an elevated position and is in a sought after location on the northern slopes of the City of Bath. Lansdown is well situated for commuting. The M4 (J18) is 10 miles north, with both the M5 (for the Midlands and South) and the M32 easily accessed for Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) approximately 90 minutes away. Bristol International Airport, offering an increasing range of domestic and international routes, is about 30 miles to the west. Bath is one of only three UK World Heritage Cities and enjoys international acclaim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring.

A VERY WELL SITUATED TWO-BEDROOM MODERN APARTMENT WITH A LARGE BALCONY AND GLORIOUS CITY VIEWS IN A TUCKED AWAY LANSDOWN LOCATION. NO ONWARD CHAIN.



There are excellent schools within walking distance to include St Stephen's Primary School, Kingswood School and The Royal High School. Bath also has excellent sporting events with Lansdown Racecourse only a few minutes' drive to the north and premier division rugby at The Recreation Ground in the city.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 25 December 1962)

Services: All mains services are connected

Service Charge: £900 per annum

Ground Rent: £12 per annum

Council Tax: Band C

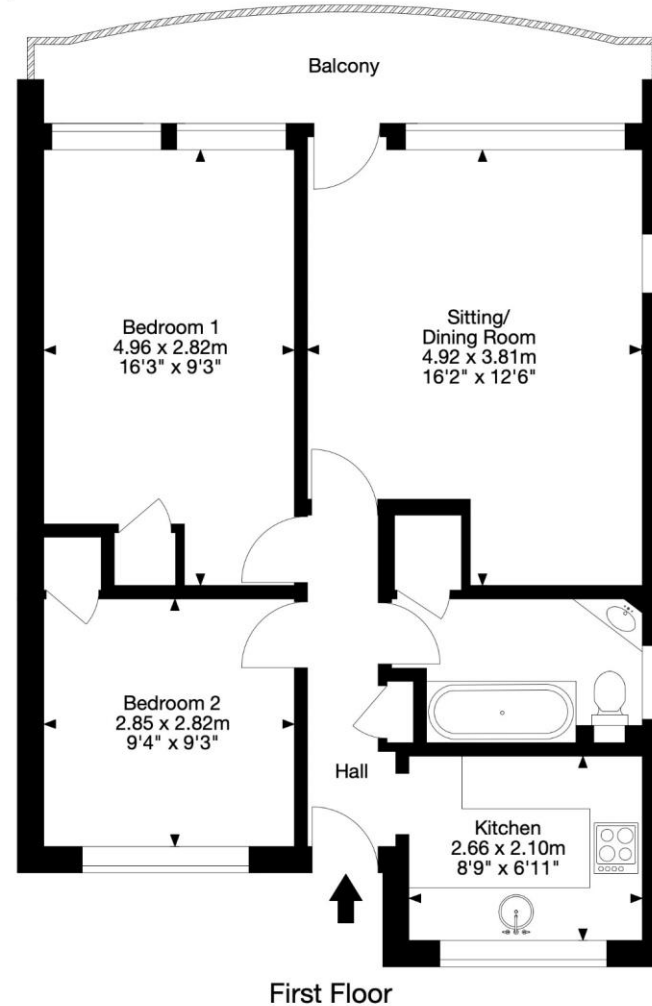
EPC: Band C

Viewing: Strictly by appointment with Carter Jonas

The management company is the legal owner of the freehold. The eight owners have leases with the management company.



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Gross Internal Area (Approx.)
57 sq m / 613 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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