



**LANSDOWN VILLAS**  
Bath

**Carter Jonas**

# 17 LANSDOWN VILLAS, CAMDEN ROW, BATH, SOMERSET, BA1 5LD

## ACCOMMODATION

- Contemporary one bedroom apartment in a modern development
- One allocated private parking space
- Private terrace garden
- Open plan kitchen / living room with patio doors leading onto balcony.
- The kitchen has stainless steel integrated appliances with ample fitted storage.
- Good sized double bedroom with a fitted wardrobe
- Stylish shower room
- Excellent central location, just a short walk from Bath city centre
- Approximately 503 sq ft / 46.7 sq m

## DESCRIPTION

This beautifully appointed and stylish apartment has been maintained to the highest standard and includes quality appliances. The apartment has a private garden with outdoor seating area, and a private balcony with city views.

The apartment is situated only 5 minutes walking distance to the city centre, in a quiet, private and secluded complex with private parking for one and has been maintained to a very high standard. Importantly the kitchen and bathroom are modern and attractive with excellent water pressures, the living area has access to the balcony and the bedroom boasts ample storage and is perfect for those seeking calm. This is an attractive opportunity for an investor or first time buyer looking for quality accommodation in the City of Bath.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (125 years from 31 December 2012)

**Ground Rent:** £360 per annum

**Buildings Insurance:** £250 per annum

**Service Charge:** £1,100 per annum

**Services:** All mains services are connected

**Council Tax:** Band B

**EPC:** Band E

**Viewing:** Strictly by appointment with Carter Jonas

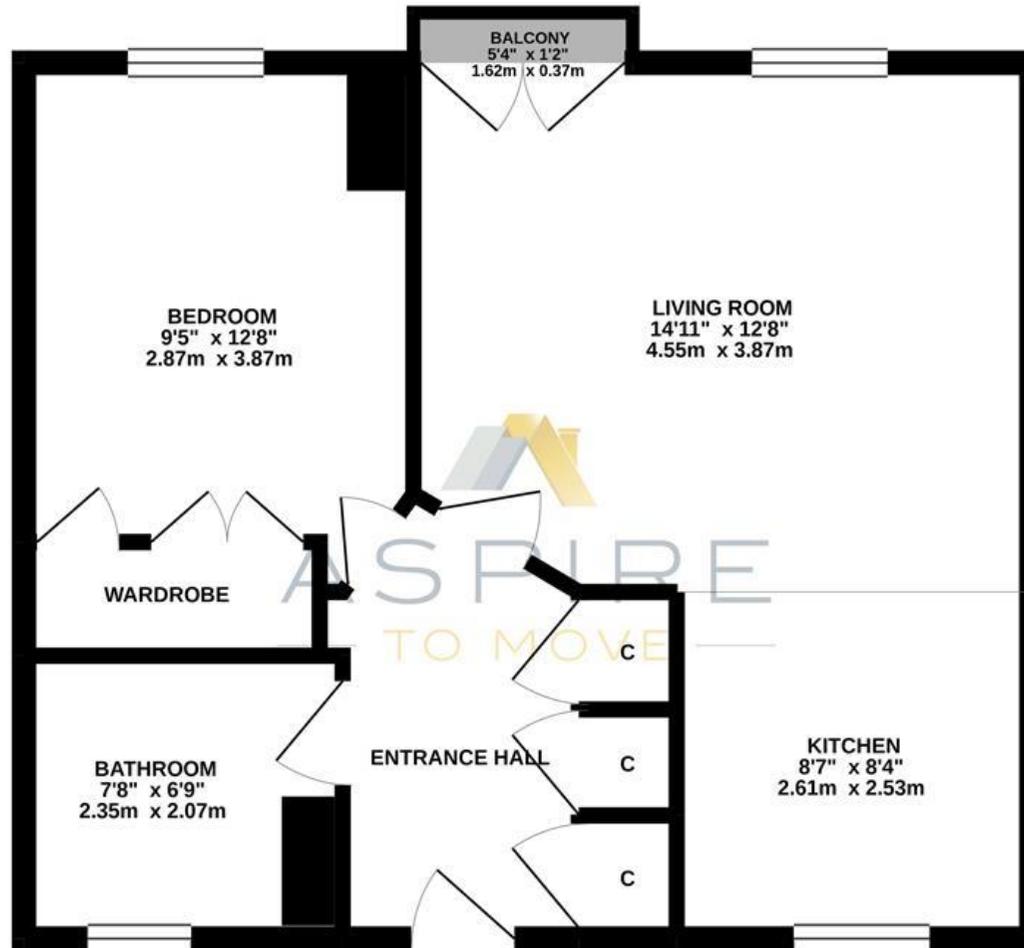
**AN IMMACULATELY PRESENTED ONE BEDROOM APARTMENT IN A PRIVATE BLOCK JUST A SHORT WALK TO BATH CITY CENTRE, WITH PRIVATE GARDEN AND PARKING. CHAIN FREE.**





Classification L2 - Business Data

FIRST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		
(81-91)	C		77
(69-80)	D		
(55-68)	E	51	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bath 01225 747250

bath@carterjonas.co.uk  
5 - 6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data