



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.

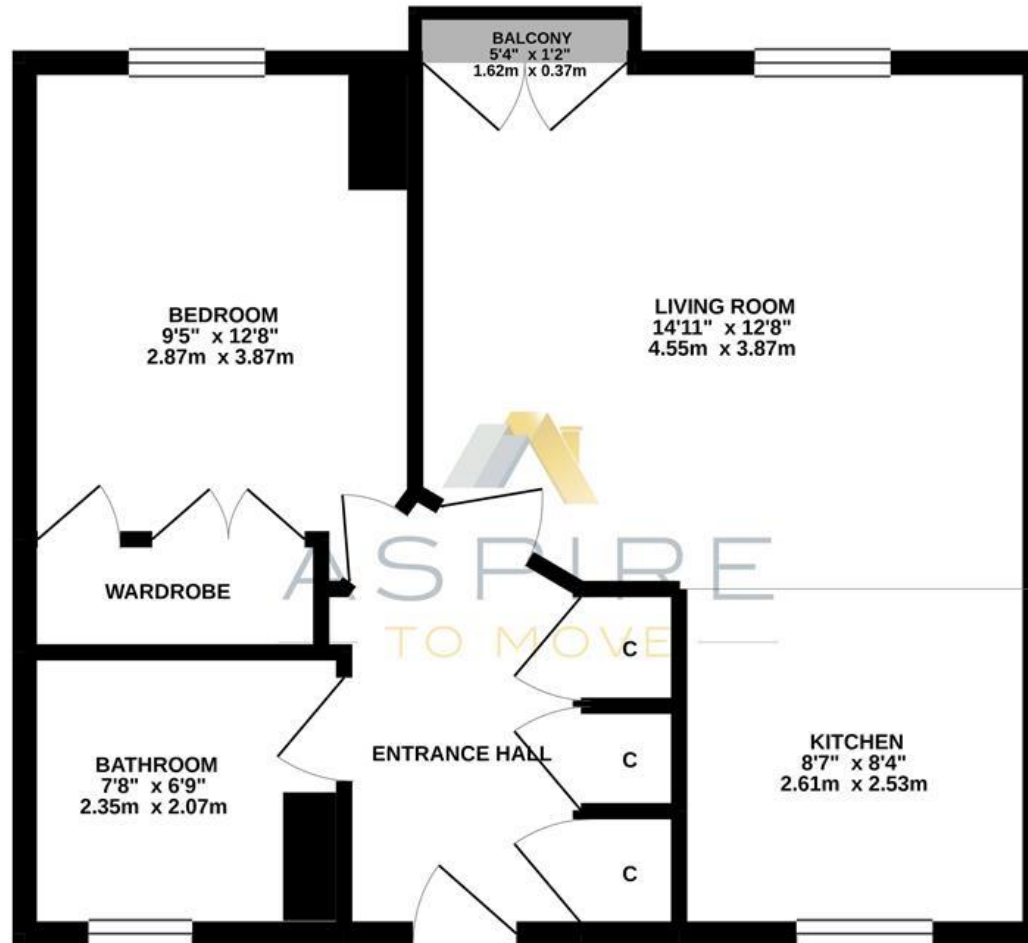


Classification E2 - Business Data



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		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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IMPORTANT INFORMATION

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Classification L2 - Business Data