



BELVEDERE, BATH, BA1 5HR
£1,300 per month*

Carter Jonas

A beautifully refurbished, spacious, one bedroom apartment. Situated on the first floor of a Grade II Listed period building with triple aspect views up to Lansdown to the north, and over the city up to Prior Park to the South.

- One Bedroom
- First Floor
- Newly refurbished
- Stunning views
- Triple aspect
- Centrally located in the historic city of Bath

THE PROPERTY

A lovely, newly refurbished one double bedroom apartment on Lansdown Road, first floor and adjacent to Hedgemoor Park with spacious rooms giving a feeling of light and space.

The living room has triple aspect windows with views up Lansdown to the north and Prior Park to the south. There is plenty of space in the reception room for it to offer sitting room and dining room space. There is a fitted kitchen, complete with range cooker, and there is a stunning shower room with modern black fittings and a stone slab floor. The double bedroom looks out to the south. Newly fitted gas boiler.

The property is located on the lower slopes of Lansdown, in close proximity to the city centre, allowing a short stroll to access all the city has to offer, whilst being quiet and private. It backs onto the Grade II listed Hedgemoor Park and Gardens with bandstand and children's play area, leading directly onto Walcot Street into the centre of the city. The city centre provides a wide range of shopping, leisure, sporting, and cultural facilities. Schooling in Bath is excellent and access to the M4 (J18) is 10 miles to the north.

Bath Spa train station is in close proximity providing access to London Paddington and Bristol.

Council Tax: Band B EPC Band: D.

Services: All services are connected



Directions: Proceed up Lansdown Road and the property is located on the right hand side of the road just before the gates to Hedgemead Park.

Holding deposit of one week's rent - £300 (deducted from first month's rent) - 5 weeks' deposit - £1500.00

Broadband : - check it out on

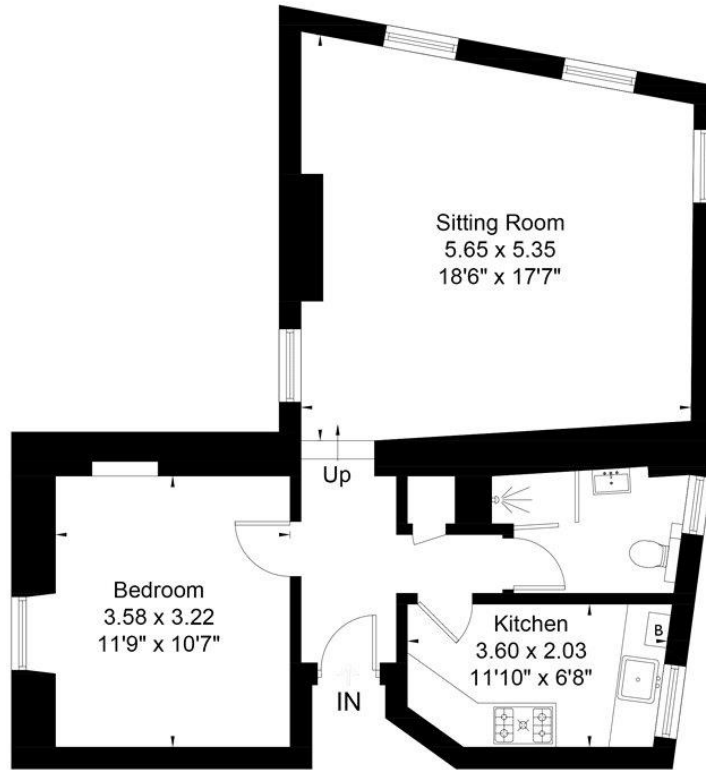
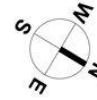
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

ADDITIONAL INFORMATION

| | |
|-----------------|---|
| Offers | Available for a minimum term of 12 months longer terms will be considered |
| Viewing | Strictly by appointment |
| Local Authority | - Council Tax Band B |
| Directions | |



37 Belvedere, Bath, BA1
Approximate Area = 640 sq ft / 59.5 sq m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 327526



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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