



GARDEN FLAT, 6 LANSDOWN ROAD, BATH, BA1 5EE

£2,250 per month*

Carter Jonas

- **Two Bedrooms**
- **Two Bathrooms**
- **Open plan Kitchen/Living Room/Dining Room**
- **Rear Terrace and Garden**
- **Garage**
- **Off-street parking space**

THE PROPERTY

We are very pleased to be able to offer this wonderful ground floor garden apartment on the lower slopes of Lansdown within easy walking distance of both the train and bus stations. The property, which sits in a prime location of bath, offers contemporary light and bright accommodation of entrance hall through to open-plan Kitchen/Living Room/Dining Room with kitchen having appliances of oven and gas hob, microwave, dishwasher and fridge/freezer. There is a washing machine and tumble dryer tucked away in a large cupboard in the hallway. The living room has two sofas and a TV, and the dining area has a large dining room table. There is a fabulous glass wall looking out onto the rear garden, which is accessed via glass sliding doors. Both double bedrooms are paired with a shower/bath room making them private spaces that open up onto the hallway, where there is a laundry cupboard, and further through to the open and bright living space. Throughout, there is gas central heating which is underfloor in the open-plan reception room and kitchen, whilst the bedrooms have radiators.

The living room has a wonderful glass rear wall and sliding double doors lead out onto the rear terrace and garden which allows pedestrian access through to the garage which is situated in a block at the rear of the property. The garden is very pretty- completely enclosed and private. There is a small store shed in the garden and the property also has the benefit of an off-street parking space at the rear of the property, being almost opposite the garage.

Please note there is a small store shed in the garden, but the outbuilding is not included in the tenancy.

A wonderful two bedroom, two bathroom Garden apartment on the ground floor in Lansdown with private garden, garage and off-street parking space. Offered furnished.



Available for an initial 12 month tenancy.

Offered furnished with secondary double glazing to the front windows.

EPC Rating D. Council Tax Band C (please see Bath & North East Somerset website for current cost).

Mains electric, gas (with underfloor heating in the main room) and mains water.

Parking is offered to the rear of the property in a private off street space, in addition to a single garage. The parking can be accessed on foot via the garden and the vehicle access is via Camden Row at the rear.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

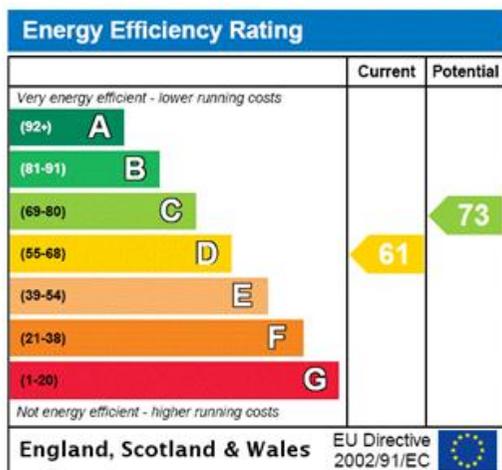
At a rent of £2,250 per calendar month: Holding deposit of 1 week's rent £519.23 (deducted from first month's rent) Security deposit of 5 weeks rent £2,596.15.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Bath and North East Somerset, Bath - Council Tax Band C



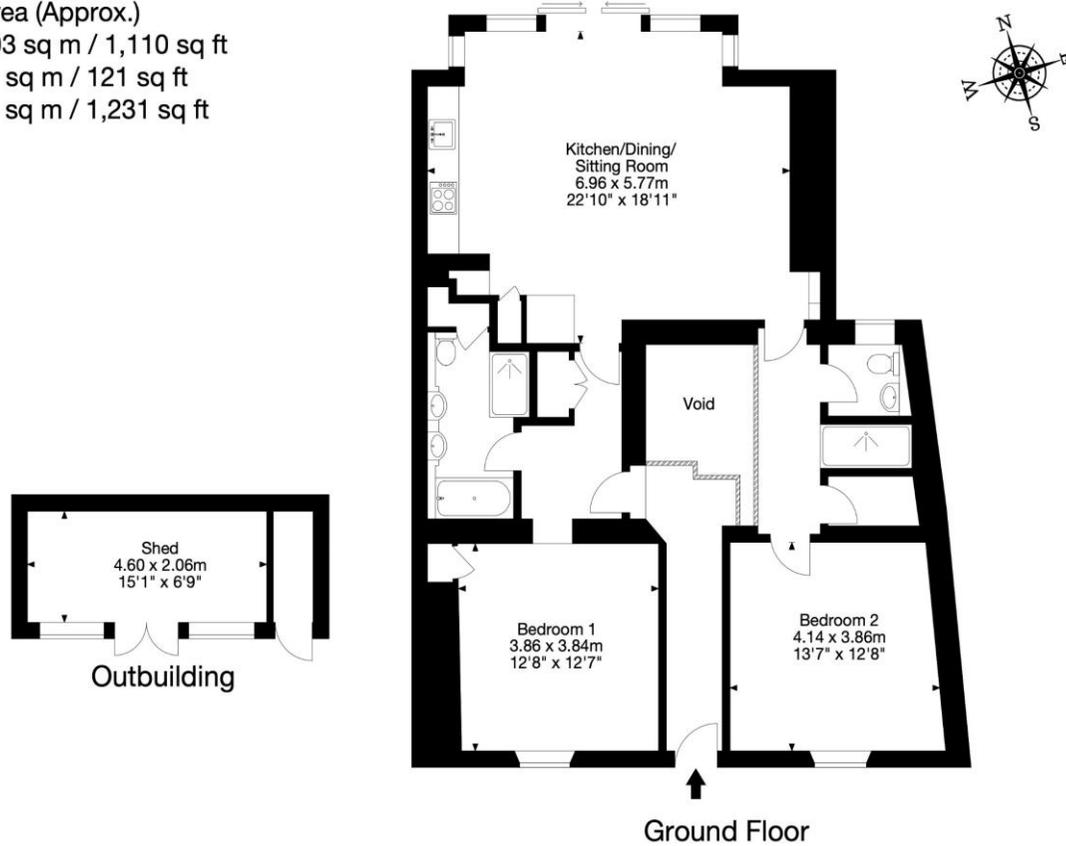
Ground Floor Flat, 6 Lansdown Road, Bath BA1 5EE

Gross Internal Area (Approx.)

Main House = 103 sq m / 1,110 sq ft

Outbuilding = 11 sq m / 121 sq ft

Total Area = 114 sq m / 1,231 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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Classification L2 - Business Data

IMPORTANT INFORMATION

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