

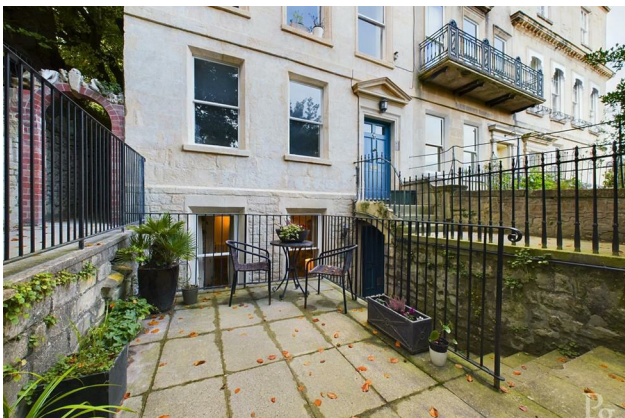


THE APARTMENT COMPANY®
20TH ANNIVERSARY



Lansdown Terrace, Lansdown, Bath

- PERMISSION FOR HOLIDAY LETS
 - Fully Furnished
- Courtyard with external storage
 - Neutral Decor throughout
 - Council Tax Band A
- Studio style apartment
 - Modern stylish kitchen
- Popular prestigious Location
 - Beautiful sash windows
 - EPC rating C





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Offers In The Region Of £235,000





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Beautiful Georgian Grade II Listed Studio-Style Apartment for Sale

Discover this beautifully presented Georgian Listed studio-style apartment, blending historical charm with modern comforts. The apartment features a unique bedroom situated off the living room, offering an open and airy feel. Stylish sash windows throughout enhance the character of the space while allowing ample natural light.

This snug yet contemporary home boasts a modern kitchen and a sleek, updated shower room, as well as a boiler room/utility space for added convenience. Two extractors with humidistats ensure optimal air quality. You'll also find plenty of storage, including a vault storage area, and access to a lovely communal courtyard garden for outdoor enjoyment.

Available fully furnished and without restrictions on holiday lets, the apartment is ready for immediate use. Its neutral décor adds to the overall bright and inviting atmosphere.

Key features:

- Gas central heating
- Energy-efficient rating: C
- Low council tax band (A)
- Stylish sash windows
- Shared Courtyard garden

This is a rare opportunity to own a piece of history, with the convenience of modern living in a desirable Georgian-listed building. Ideal as a cosy home or a lucrative holiday let investment.

- Tenure: Leasehold with Share of Freehold
- Original Lease length 999 years from 1981
- Jointly Managed with owners of the 3 other properties
- Ground rent Zero
- Council Tax Band A
- Service Charge £120 per calendar month
- Management Company: 3 Lansdown Terrace Bath Limited



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SITTING ROOM



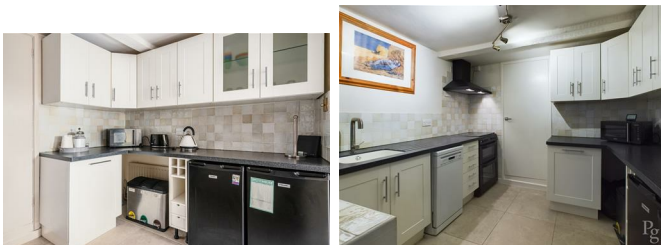
Two sash windows to front elevation
Console In front of fireplace with shelving and mounted TV
Two radiators. Fusebox. TV point

BEDROOM AREA



Radiator. Recessed hanging storage with shelving
Large trunk with lighting. Telephone point. Under Bed Storage

KITCHEN



Kitchen comprising wall and base cupboards with granite effect worktops over and Tiled Splash backs
Separate fridge and freezer, Dishwasher.

Sink with drainer and mixer tap over.
Gas cooker and oven with extractor over

BATHROOM



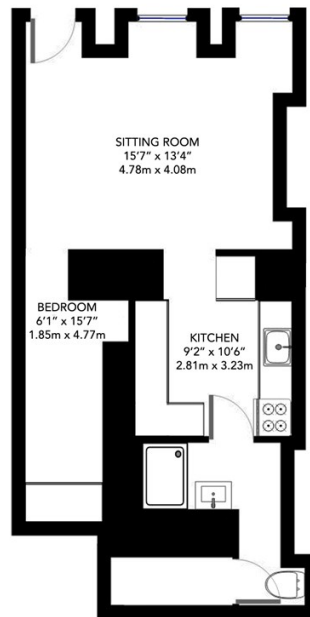
Stylish modern white suite comprising floating wash hand basin with draw below and mixer tap over
Walk-in shower . Floor to ceiling tiles
Wall mounted stainless steel towel rail. 2 Extractors
Shaver point. LED mirror with Clock.
Low level WC. Cupboard housing washing machine and gas Combi boiler and shelving



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LOWER GROUND FLOOR



TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	