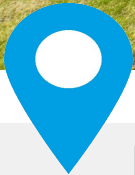




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Lansdown Mansions, Lansdown Road, Bath

- Three bedrooms
- L-shaped sitting room with balcony
  - Cloakroom/WC
- Garage
- Prime location and easy access for City Centre and access to M4
- Bathroom
- Fully fitted kitchen
- Communal gardens to front and shared garden to rear
- In need of cosmetic updating
- Great opportunity for investors, first time buyers or as a lock-up-and-leave





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Offers In Excess Of £300,000





## THE APARTMENT COMPANY®

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Set back from the highly sought-after Lansdown Road on the northern slopes of Bath, this purpose-built three-bedroom maisonette offers light and airy accommodation arranged over two floors, with the added benefit of a private entrance, a garage and a private balcony overlooking a private lawn to the rear. While the property would benefit from some modernisation, it offers excellent potential to create a stylish home in a highly desirable location. With generously sized rooms and a practical layout, this maisonette presents a fantastic opportunity for first-time buyers, investors or those looking for a lock-up-and-leave pied-à-terre.



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#### Hallway

Entry via private front door and stairs lead to accommodation on first floor

#### Landing

with two storage cupboards

#### Sitting room

17'11" x 16'2"

Bright and airy L-shaped room with windows and a glazed door leading onto a balcony overlooking the rear garden and providing access to garage.

#### Kitchen

10'10" x 10'3"

Fully fitted with range of units. Stainless steel sink. Tiled splashbacks. Integrated fridge and freezer. Diplomat double electric oven with overhead extractor fan, ceramic hob. Cupboard housing Vaillant boiler with Magnaclean. Beko washing machine.

#### Cloakroom

with WC and wash basin.

#### Bedroom 1

14'1" x 10'3"

with fitted wardrobe and window to rear

#### Bedroom 2

12'6" x 8'10"

with fitted wardrobe and window to front

#### Bedroom 3

9'3" x 7'0"

window to front

#### Outside

Outside To the rear, directly behind no. 3, is a private lawn leading up to a private garage.

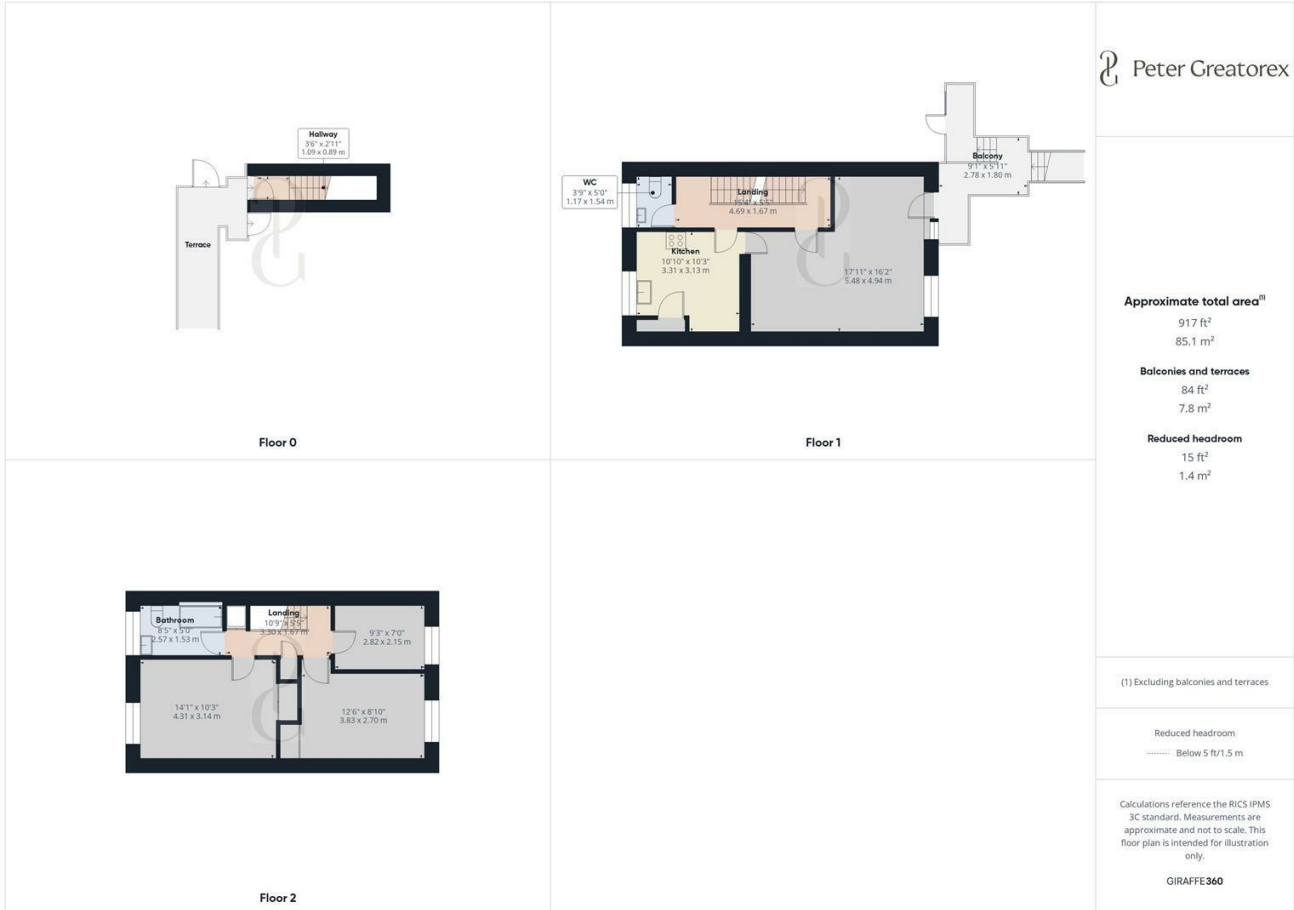
Rear access to apartment.

Shelter for recycling and bins



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Lansdown Mansions, Lansdown Road, Bath



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	