



Second Floor (4) | 14 Portland Place, Lansdown, BA1 2RY

Offers In Excess Of £350,000





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## Second Floor (4) 14 Portland Place

Lansdown, BAI 2RY

- A spacious and elegant second floor apartment with stunning city views
- Open plan living/dining/kitchen
- Two double bedrooms
- Modern shower room
- Council band C
- Prestigious location within easy access of City & local amenities
- Modern kitchen with appliances
- Sitting room/bedroom 3
- EPC rating E
- Leasehold

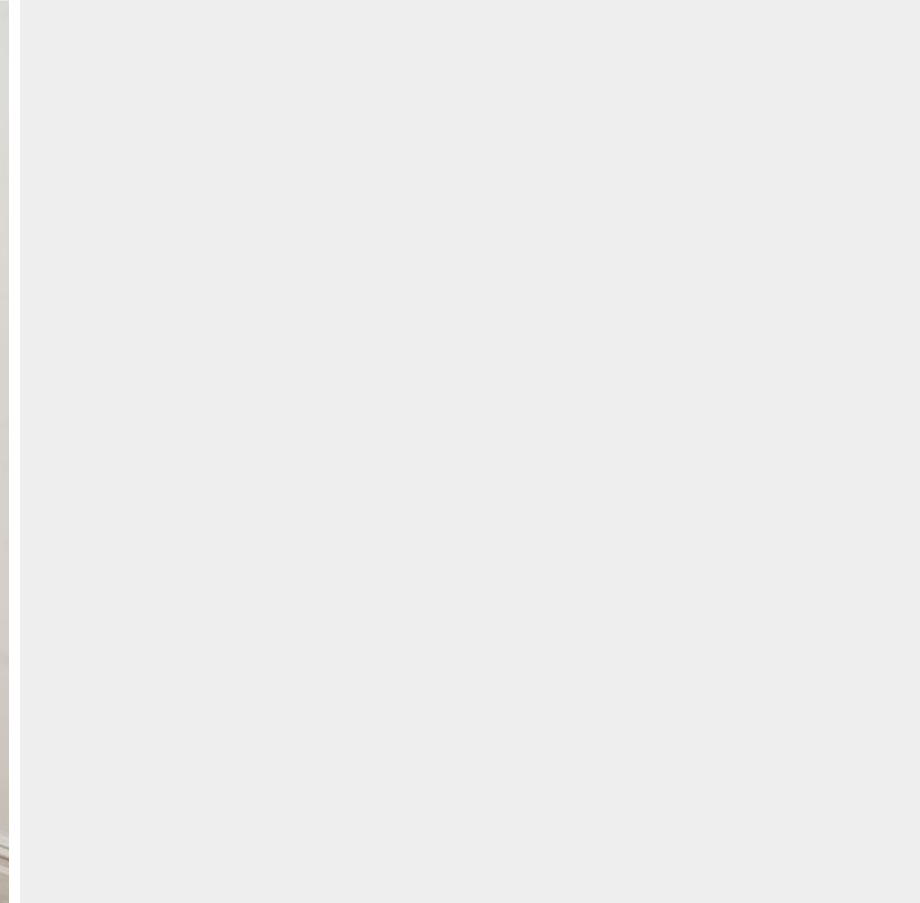
We are delighted to present this beautifully maintained and generously proportioned second floor apartment in a Grade II listed townhouse, ideally located in the highly desirable area of Portland Place, just moments from Bath City Centre.

The property comprises an entrance hall, spacious living room with lovely city views, kitchen with integrated white goods, a sitting room/double bedroom, two extremely spacious double bedrooms, a modern shower room and ample storage throughout.

The property further benefits from the lovely views over Bath.



Living room/dining/kitchen	15'8" x 18'0" (4.80m x 5.51m)
Hallway	
Master bedroom	15'8" x 14'4" (4.80m x 4.39m)
Bedroom two	13'8" x 14'0" (4.17m x 4.29m)
Sitting room/bedroom 3	13'6" x 10'7" (4.14m x 3.23m)
Location	
Key features	

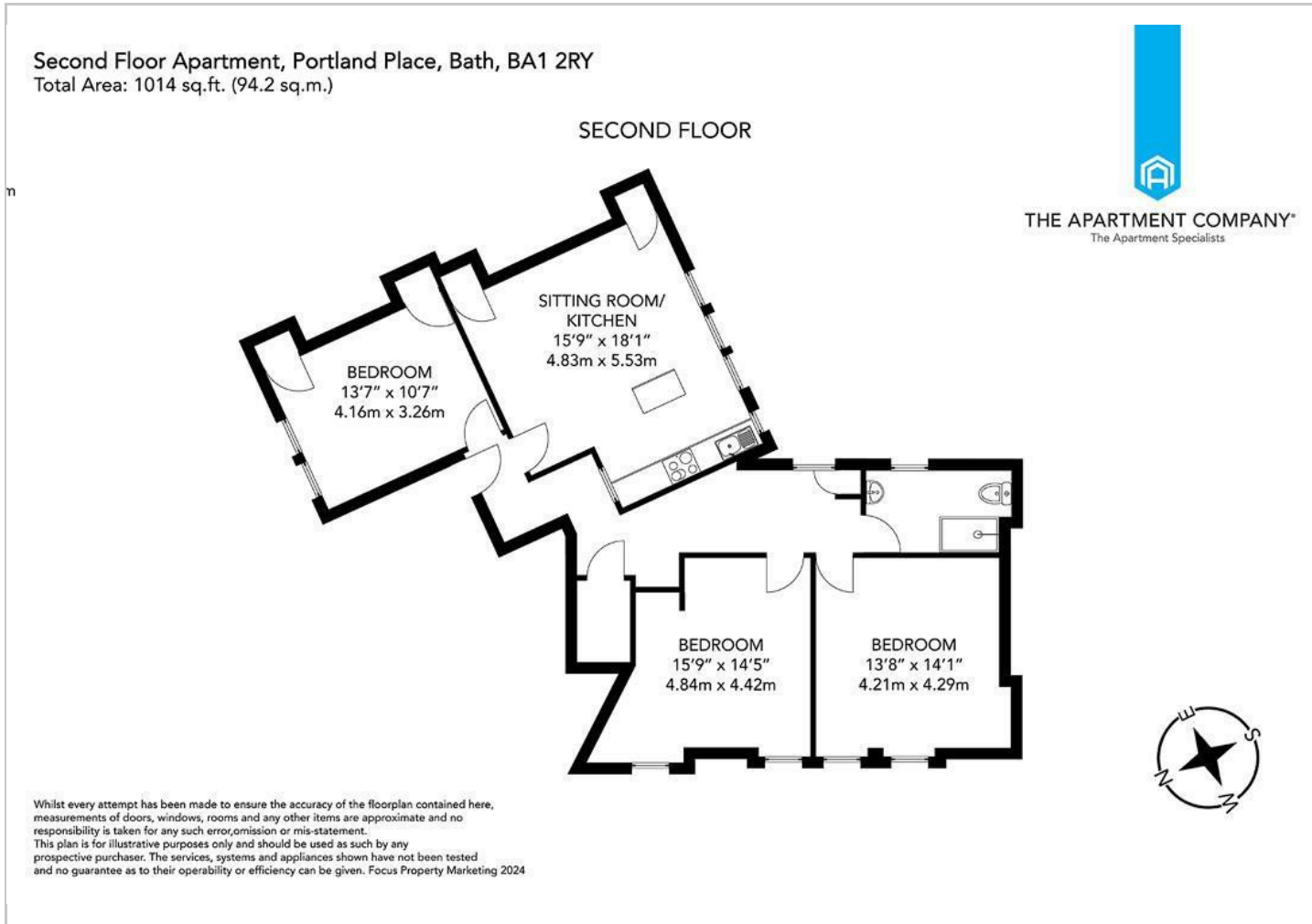


Directions

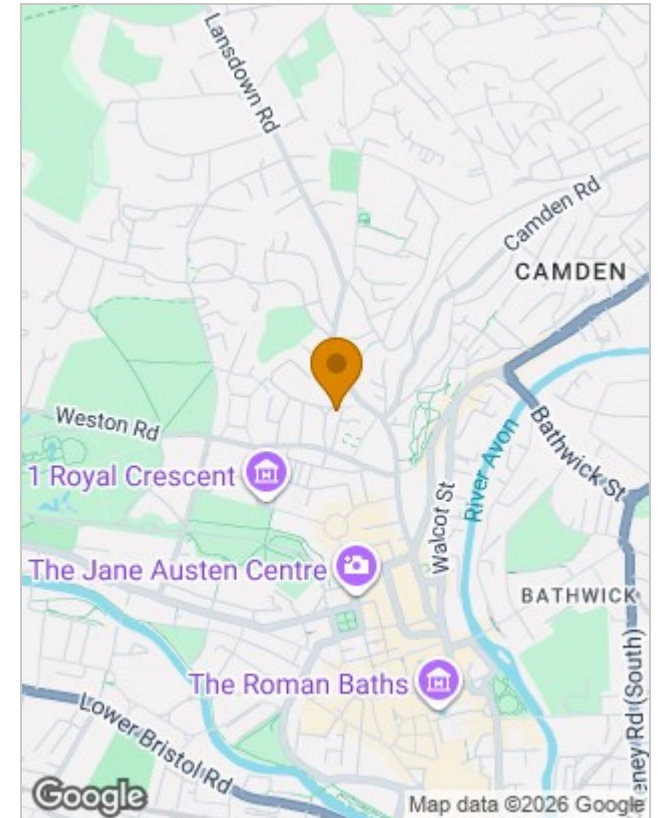




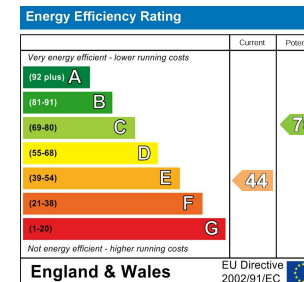
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Bath Office on 01225 904999

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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