

EST ● 1879

CRISP COWLEY



9a Spencer's Belle Vue, Lansdown Road, Bath, BA1 5ER

A Beautifully presented two-bedroom apartment with spectacular views over Bath.

Private Entrance Hall | Living spaced spread over 3 floors
Open plan living and dining room | Separate Kitchen
Two Double bedrooms | Family Bathroom | Superb views over
the City to the hills beyond

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Situation

Spencer's Belle Vue is a beautiful terrace of Georgian Town houses, dating from around 1795. In recent years the carved name plaque on the first house was restored by the Bath Preservation Trust. As the name suggests, the terrace has the most wonderful panoramic views across Bath to the south and west.

Positioned halfway up Lansdown Road, High House is incredibly convenient for several schools locally including St Stephen's Primary School, The Royal High and Kingswood Schools. It is also an easy stroll down to the City Centre with all its fine restaurants and amenities. Junction 18 of the M4 motorway is 10 miles to the north and Bath Spa Station provides a fast and regular train service to London Paddington, Bristol Temple Meads and the Southwest.

Description

9a Spencer's Belle Vue property has been renovated throughout and offers a wonderful opportunity for a buyer to move straight in and enjoy the beautiful home.

Entering the apartment on the ground floor, you are greeted with an elegant private entrance hall with original tiled flooring. The staircase leads to the half landing where there is a large sash window and a separate WC.

The top floor accommodation is made up of a spacious living/dining room that features an original fireplace and enjoys wonderful, undisturbed views of the city of Bath and surrounding countryside.

There is a well-equipped, contemporary style kitchen with wall and base units that provide ample storage with integrated appliances.

The property comprises two double bedrooms, both benefiting from built in wardrobes. This stunning apartment is complete with a modern family bathroom.

General Information

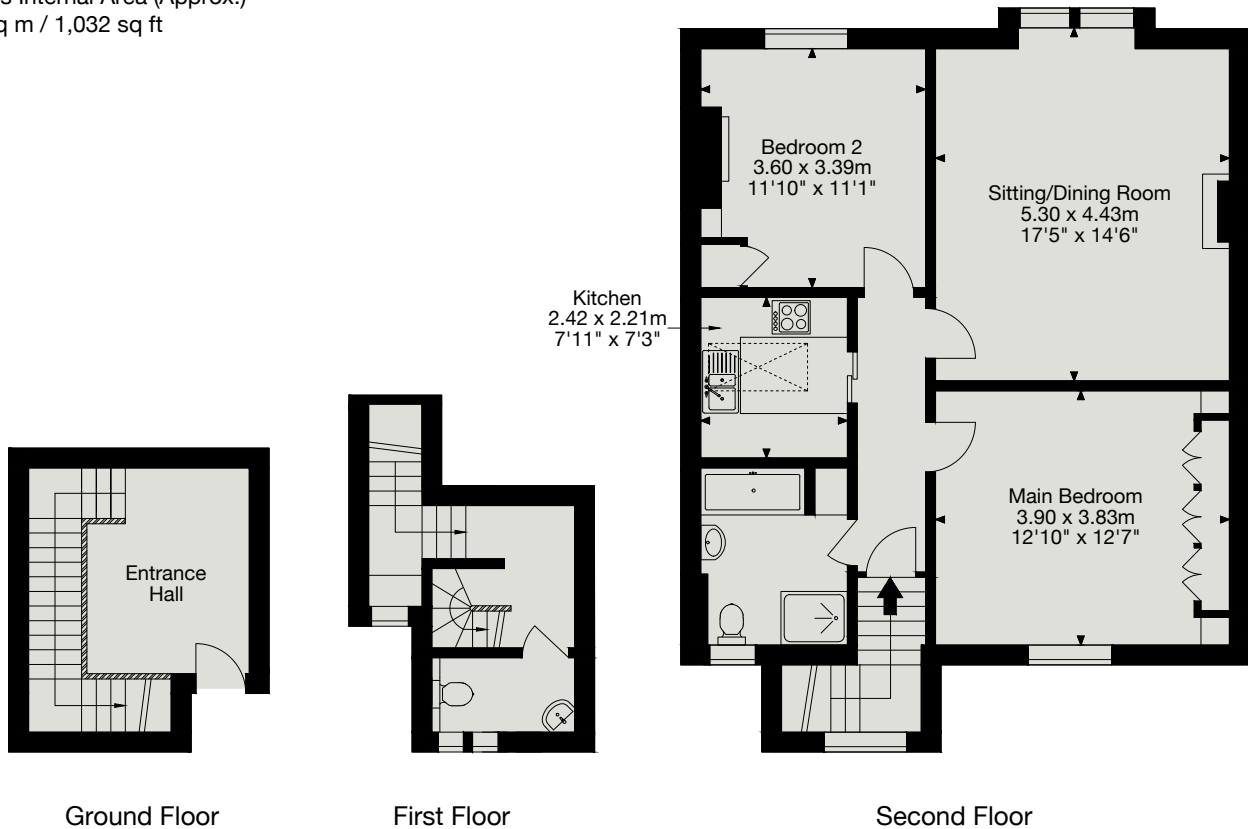
Tenure: share of a freehold

Lease length: 957 years

Service charge PA: £80 pcm



9A Spencers Belle Vue, Bath BA1 5ER
Gross Internal Area (Approx.)
96 sq m / 1,032 sq ft



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