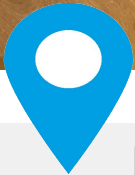




THE APARTMENT COMPANY®

20TH ANNIVERSARY



## Hope Place, Lansdown Road, Bath

- Luxury modern first floor 2 bedroom apartment
- Concierge service, lift and security features
  - Master bedroom with en suite
  - Stunning panoramic views over grounds and towards City
- Private underground parking space & breathtaking views
- Prestigious development within 6 acres of parkland with tennis court
- Open plan kitchen/dining room, separate utility cupboard
  - Bedroom 2 and bathroom
- Within walking distance of Georgian City Centre of Bath
  - EPC rating: B





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20TH ANNIVERSARY

Offers Over £850,000





## THE APARTMENT COMPANY®

20TH ANNIVERSARY

Situated on the northern slopes of the Georgian City in the sought-after area of Lansdown, this beautifully appointed, spacious apartment enjoys a convenient location, within easy access of all the facilities which Bath has to offer. Completed in 2021, Hope Place was designed conforming to its Georgian heritage, with timber paned sash windows allowing in lots of natural light and finished in Bath Ashlar stone. It benefits from allocated parking and enjoys stunning panoramic views over the private grounds and the City. The well-maintained landscaped gardens extend to approx. 6 acres.

### The Grounds

The grounds to Hope Place are extensive and varied, featuring seated areas, formal lawns, walkways with shrub borders, and a tennis court for residents. These are meticulously kept and beyond the residential area lies a wilder, quietly situated area which has lush grass, mature trees and here, one can enjoy birdsong. A well-maintained tennis court is available to residents facilitated by a booking system.

### Location

With the green space of Royal Victoria Park including the Botanic Gardens, the renowned Circus and Royal Crescent all within a few minutes' walk, Hope Place is also perfectly located for those looking for easy access to Bath City Centre with its renowned shopping, restaurants, cinemas and The Theatre Royal. It could be perfect 'lock-up and leave' with a range of security features. It is also convenient for access to the M4 motorway as well as Bath Spa Station. (Trains to London Paddington approx. 75 mins and Bristol Temple Meads approx. 10 mins). Bristol International Airport is under 20 miles away.

### Further information

All mains services

Lease: 999 years from June 24th, 2018 (993 years remaining)

Service charge 2023-24 £4331.00

Ground rent £250.00

Management company: Bath Leasehold Management Council – BANES Band G

Electric gates and CCTV

Central Gas fired heating to multiple apartments

Timber sliding sash Double glazed windows throughout

Residents Committee



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## COMMUNAL ENTRANCE

The main door leads into a communal lobby with private post boxes. Steps and lift access lead to the first floor.

## HALLWAY

Ample space for console table. Large storage cupboard housing washing machine, tumble dryer and boiler. Entry phone. Thermostat.

## SITTING/DINING ROOM/KITCHEN

29.6 x 28.3

An elegant, 29' open plan sitting/dining room, with triple sash windows into a bay and engineered wood flooring. Fully fitted Leicht kitchen with matt painted units and granite worktops, a central island with breakfast bar, a Neff dishwasher, one and a half bowl sink with Quooker tap, a wine fridge and further storage. Integrated appliances include an eye level Miele microwave oven with electric oven below, a halogen hob with Neff extractor over and a Neff integrated fridge/freezer. French doors open onto a Juliet balcony with full length sash windows to either side.

## MASTER BEDROOM

14.5 x 17.5



A lobby area with generous built-in wardrobes leads into the principal bedroom, which is dual aspect with a Juliet balcony overlooking the grounds and a neutral-coloured carpet leading to Ensuite

## ENSUITE



The en suite bathroom has contemporary Duravit sanitary ware and Vado brassware, 'his and hers' basins in a vanity unit with cupboards, a spacious walk-in shower, mirror, WC, and heated towel rail. A semi-opaque window overlooks the grounds to the rear.

## SECOND BEDROOM

12.3 x 10.9



This spacious double has floor to ceiling sash window and a neutral-coloured carpet.



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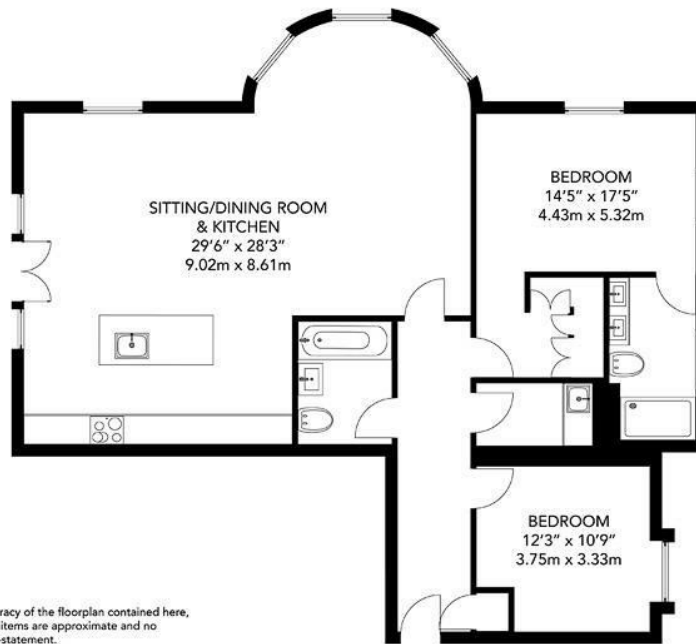
Hope Place, Lansdown Road, Bath

First Floor Apartment, Hope Place, Lansdown Road, Bath, BA1 5DL  
Total Area: 1206 sq.ft. (112 sq.m.)



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FIRST FLOOR



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. Focus Property Marketing 2023

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	