



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Belmont, Lansdown Road, Bath

- Georgian Terrace on Lansdown
 - Spacious Living room with Fireplace and High Ceilings
 - Double bedroom with storage
- Prime Location minutes from City Centre
 - Council Tax band C
- First Floor Apartment
 - Delightful views from kitchen & bedroom
- White Modern High gloss kitchen
 - Central zone Residents parking permit
 - EPC rating D





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Offers Over £325,000





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The Apartment Company is delighted to bring to the market this beautiful one-bedroom apartment situated on the first floor of this impressive Georgian terrace known as Belmont.

This apartment is beautifully presented throughout, in a prime city centre location, and offers exceptional rear elevation views across Bath to the countryside beyond.

The apartment comprises a spacious living room with plenty of original Georgian features and room for dining. Features include high ceilings, a fireplace, ornate cornicing, a central ceiling rose, and large sash windows providing views towards The Circus and bathing the living room in plenty of natural daylight.

From the central hallway, you walk through into a modern white high gloss kitchen with space for a breakfast table or bar, from where you can enjoy the stunning views.

Returning to the central hallway you enter the spacious double bedroom which features rear-facing views through a large arched sash window. This charming bedroom also includes bespoke solid wood fitted wardrobes.

Additionally off the central hallway is a separate bathroom finished to a high standard.

The property has been recently decorated and benefits from new carpets in both the living room and bedroom.

In addition, the property benefits from a recently fitted Worcester boiler (2023), Gas Central Heating and an EPC rating of D.

This property has previously been rented, achieving a monthly rent of £1200 pcm.

Offered with no onward chain.

Leasehold with 953 years remaining

Service Charge : £1,326 every six months

Ground rent TBC

Management Company: Bath Leasehold Management Ltd

Council Tax Band C

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SITTING ROOM
16'2" x 12'2"



Two sash windows to front elevation with working shutters
Recessed cupboard with shelving above
Radiator
Feature Fireplace
Telephone point
TV point

KITCHEN
13'1" x 8'2"

Modern kitchen comprising a range of white gloss wall and base units with wood effect worktops over
Integrated fridge and freezer
Washer/Dryer
Stainless steel sink with drainer and mixer tap over
Cupboard housing Gas Worcester Combi boiler
Sash window to rear elevation with working café style shutters
Radiator

MASTER BEDROOM
13'1" x 11'3"

TV point
Large sash window to rear elevation
Large double door wardrobe with hanging rail and shelving
Radiator

BATHROOM

Modern White suite comprising
Low level WC
Panelled bath with shower over and glass articulating screen
Floating wash hand basin with drawers below

Mirror with lighting
Chrome heated towel rail

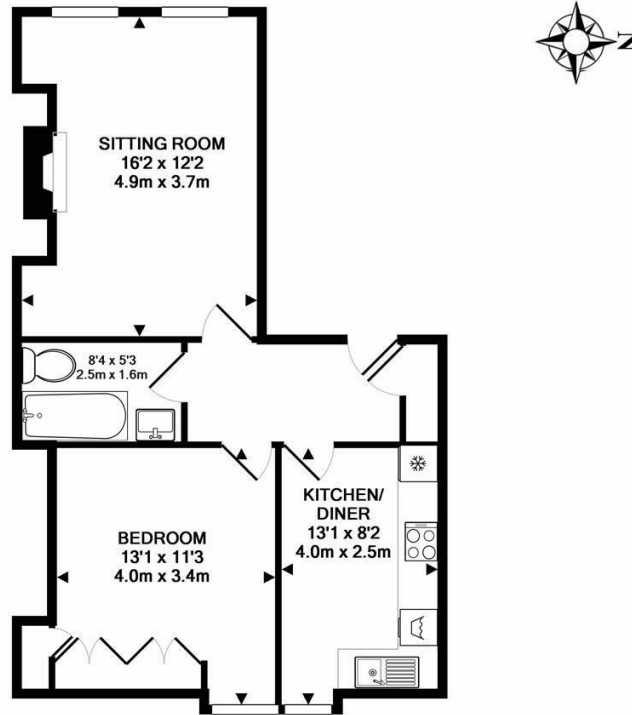
HALLWAY

Large double door cupboard housing fuse box, hanging rail and shelving
Entry phone
Thermostat



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TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	