

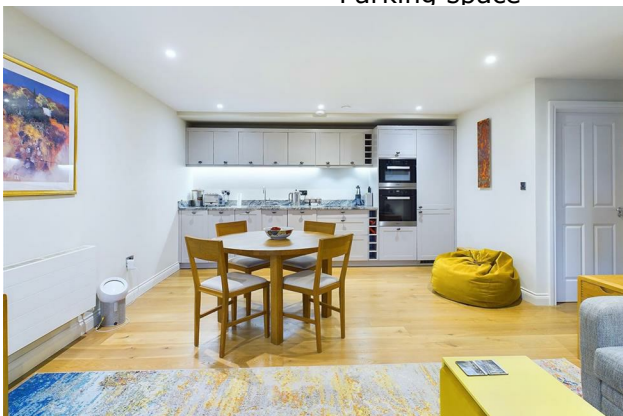


THE APARTMENT COMPANY®
20TH ANNIVERSARY



Hope Place, Lansdown Road, Bath

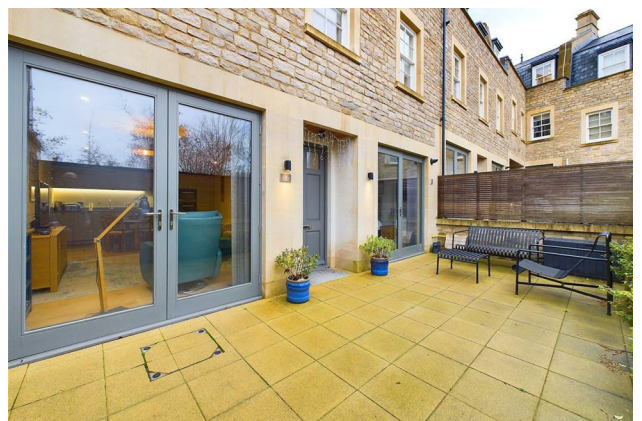
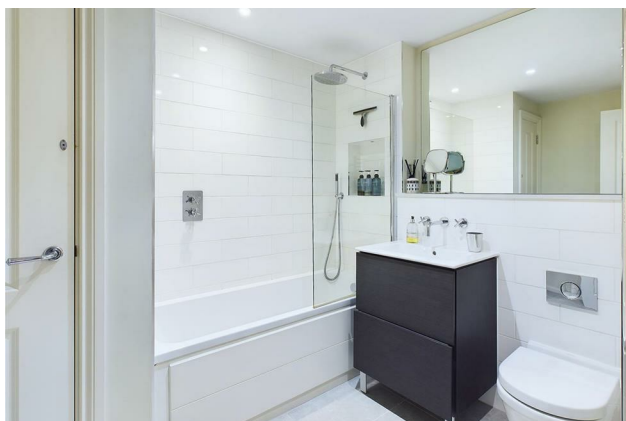
- Luxury ground floor apartment with private entrance
- Prestigious secure gated development within 6 acres of parkland with tennis court
- HOLIDAY LETS ALLOWED or ideal lock up and leave
- Private south facing court yard garden
- Parking space
- Open plan sitting room, kitchen, dining room with french doors to courtyard
- Spacious double bedroom with patio door to courtyard
- Luxury bathroom
- Pets allowed with Landlord's consent
- EPC rating B





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Offers Over £450,000





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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 2019, Hope Place was designed conforming to its Georgian heritage finished in Bath Ashlar stone. It benefits from allocated parking. The well-maintained landscaped gardens extend to approx. 6 acres.

This delightful one bedroom apartment benefits from its own front door situated along a private path, behind a secure gated entrance. The apartment has an open plan living space, with french doors into the courtyard. The hallway leads into the double bedroom with a french door into the courtyard and a bathroom and utility cupboard. This apartment is currently operating as a Holiday Let.

Further information

All mains services

Lease: 999 years from 24 June 2018 (992 years remaining)

Service charge 2023-24 £1780

Ground rent £ 250 per annum

Management company: Bath Leasehold Management

Council BANES Currently Business rates

Electric gates and CCTV

Gas fired heating

Residents Committee

Holiday lets allowed

Pets allowed with Landlords consent



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Open plan sitting room/kitchen dining room 14'1" x 23'11"

The front door opens into an elegant, open plan sitting/dining room, with French windows onto the terrace and engineered wood flooring. Fully fitted kitchen with matt painted units and granite worktops, one and a half bowl sink. Integrated appliances include a slimline dishwasher, an eye level Miele microwave oven with electric oven below, a Miele induction hob with extractor over and an integrated fridge/freezer.

Bedroom 8'9" x 12'4"

A double bedroom with full length window and door leading out on the southfacing terrace. Wall mount for TV on wall. Neutral carpet.

Bathroom 8'2" x 7'3"

Modern white suite comprising panelled bath with rainfall showerhead and handheld attachment., vanity unit with wash basin and WC. Ladder towel rail. Cupboard. Large wall mounted mirror.

Utility cupboard

Housing the gas combi boiler. Plumbing for washing machine.

Courtyard terrace

A private fenced and paved courtyard, south facing with room for alfresco dining and pots and planters.

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.

Viewing arrangements

Viewings via the sole agents only:

The Apartment Company

4 Queen Street

Bath

BA1 1HE

Important Notice

The Apartment Company, their clients, and any joint agents hereby disclaim any responsibility for statements made in these particulars. These particulars are not to be considered as part of any offer or contract, and they should not be relied upon as factual representations. Approximations are provided for areas, measurements, or distances. The text, photographs, and plans are intended for guidance and may not cover all aspects comprehensively. It should not be assumed that the property possesses all necessary planning, building regulation, or other consents, and The Apartment Company has not conducted tests on any services, equipment, or facilities. Purchasers must conduct their own inspections or investigations for satisfaction.



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Approximate total area⁽¹⁾
539.06 ft²
50.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	