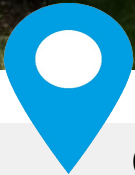




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Camden Row, Bath

- PRICE RANGE £275,000 to £295,000
- Modern Purpose Built - Well maintained development
- Open plan Living/Kitchen room
- Private garden laid to decking
  - Council Tax Band B
- Delightful One Bedroom apartment
- Situated on the Ground floor with own entrance
  - Modern Shower room
  - Allocated Parking Space
  - EPC rating C (77)







THE APARTMENT COMPANY®  
20TH ANNIVERSARY

£275,000





## THE APARTMENT COMPANY®

20TH ANNIVERSARY

PRICE RANGE £275,000 to £295,000

### Charming One-Bedroom Apartment in Lansdown Villas

This delightful one-bedroom apartment is located in the highly sought-after Lansdown Villas, just off Camden Row. Presented in excellent order throughout, the property has presented in excellent order and benefits from new carpets, offering a fresh and welcoming atmosphere. Lansdown Villas is close to the city centre but tucked away, so very peaceful.

The accommodation includes an open-plan living room that seamlessly flows into the modern kitchen, a spacious double bedroom, and a stylish shower room. Outside, there is a private small garden laid to decking, perfect for relaxing or entertaining. The property also includes the added benefit of allocated parking.

The development of Lansdown Villas is well maintained with carefully maintained shared outside garden space.

Council Tax Band B. EPC Rating C (77)

Tenure Leasehold 125 years from 2013

Management Company

Service Charge Annually £1228.16

Ground rent £364.72

EPC rating C

Council tax Band B (BANES)



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SITTING ROOM/KITCHEN

21'2" x 15'2"

Open plan with french doors to rear decked garden area.  
Front elevation from kitchen area. Upvc Double glazed windows

BEDROOM

12'4"x 8'9"

Built in wardrobe. Overlooking rear private garden area

SHOWER ROOM

VIEWING ARRANGEMENTS

Strictly via the sole agents;

The Apartment Company

4 Queen Street

Bath

BA1 1HE



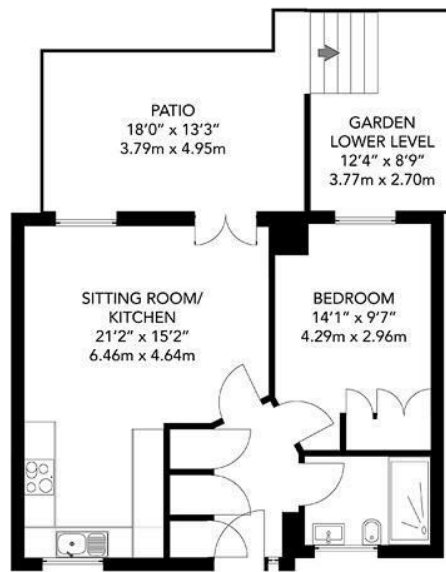
# THE APARTMENT COMPANY®

20TH ANNIVERSARY

## Camden Row, Bath

Lansdown Villas, Camden Row, Bath, BA1 5LD  
Total Area: 488 sq.ft. (45.3 sq.m.)

### GROUND 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 2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	84
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	