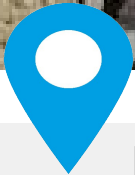


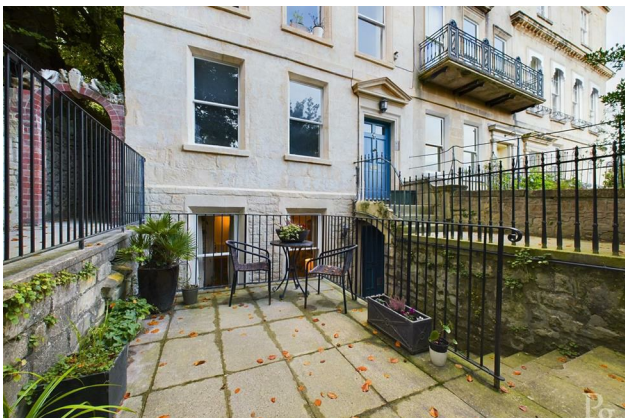


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## Lansdown Terrace, Lansdown, Bath

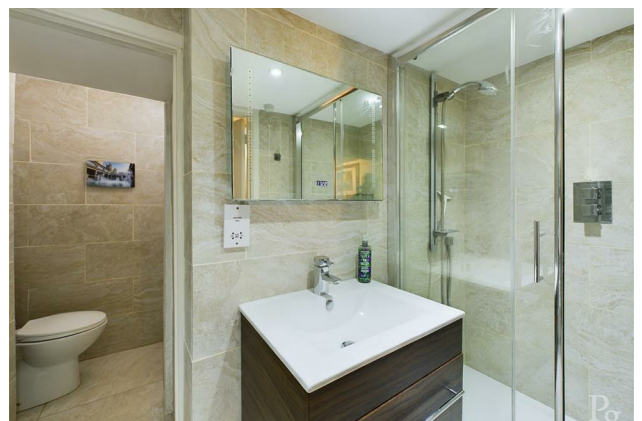
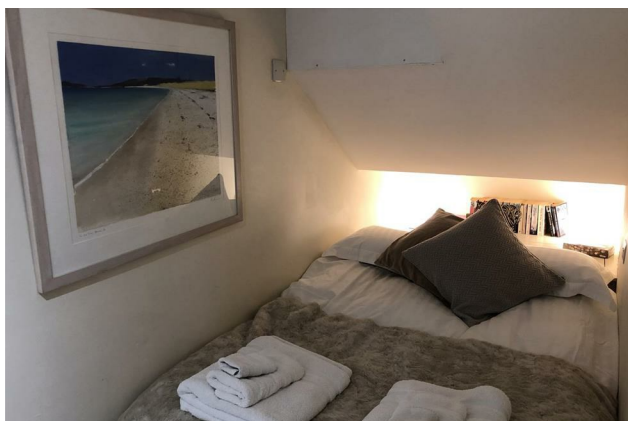
- Share of freehold
- Fully furnished
- Courtyard with storage vault
- Neutral decor throughout
- Council tax band A
- Studio style apartment
- Modern stylish kitchen
- Popular prestigious location
- Beautiful sash windows
- EPC rating C





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£1,250 Per Month



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Available now: We are pleased to market this Beautiful Georgian Grade II Listed Studio-Style Apartment.

Available fully furnished, the apartment is ready for immediate use. Its neutral décor adds to the overall bright and inviting atmosphere.

This snug yet contemporary home boasts a modern kitchen, lounge, modern shower room, and separate bedroom and utility room.

There is also an outside vault for storage and access to a lovely communal courtyard garden for outdoor enjoyment.

Council tax Band A - Permit parking



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### SITTING ROOM



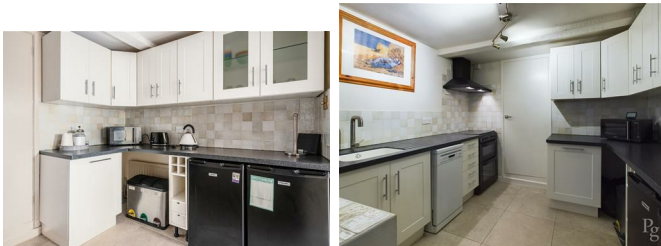
Two sash windows to front elevation. Sofa bed with storage Console In front of fireplace with shelving and mounted TV  
Two radiators. Fusebox. TV point

### BEDROOM AREA



Radiator. Recessed hanging storage with shelving  
Large trunk with lighting. Telephone point. Under bed storage

### KITCHEN



Kitchen comprising wall and base cupboards with granite effect worktops over and tiled splash backs  
Separate fridge and freezer. Dishwasher.

Sink with drainer and mixer tap over.  
Gas cooker and oven with extractor over

### BATHROOM & UTILITY ROOM



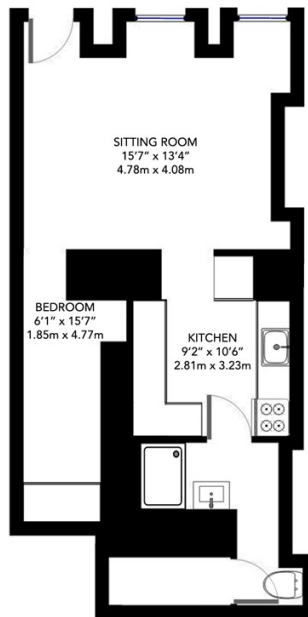
Stylish modern white suite comprising floating wash hand basin with draw below and mixer tap over  
Walk-in shower. Floor to ceiling tiles.  
Wall mounted stainless steel towel rail. 2 extractor fans  
Shaver point. LED mirror with clock.  
Low level WC. Utility room housing washer/dryer and gas combi boiler (internet controlled) and shelving



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Lansdown Terrace, Lansdown, Bath

LOWER GROUND FLOOR



TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.  
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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(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	