



# ASPIRE

— TO MOVE —



## Hope Place, Bath, BA1

A spacious Georgian style mid terrace unfurnished house with parking and private outside space situated within an exclusive development in Bath, Lansdown.

Hope Place is located off Lansdown Road just before turning left to Lansdown Place East and opposite Lansdown Grove Road. Hope Place is approximately 0.7 miles from the City Centre of Bath.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

**£4,200 PCM**

# Hope Place, Bath, BA1

- Located in a quiet and private setting
- 6 acres of parkland and formal gardens
- Close proximity to Bath City centre
- Council Tax Band G: £3,511.75
- Unfurnished
- Charging ports available for electric cars
- 3 double bedrooms each with an en-suite
- Available from August 2024
- Fully-fitted kitchen by Leicht
- Holding deposit - £969.00

Set within a terrace of traditional Bath Stone, this fantastic Georgian style townhouse is located in the prestigious Hope Place development.

Hope Place is a six acre site that offers extensive communal gardens and grounds interspersed with specimen trees, nature walks and the use of a communal tennis court.

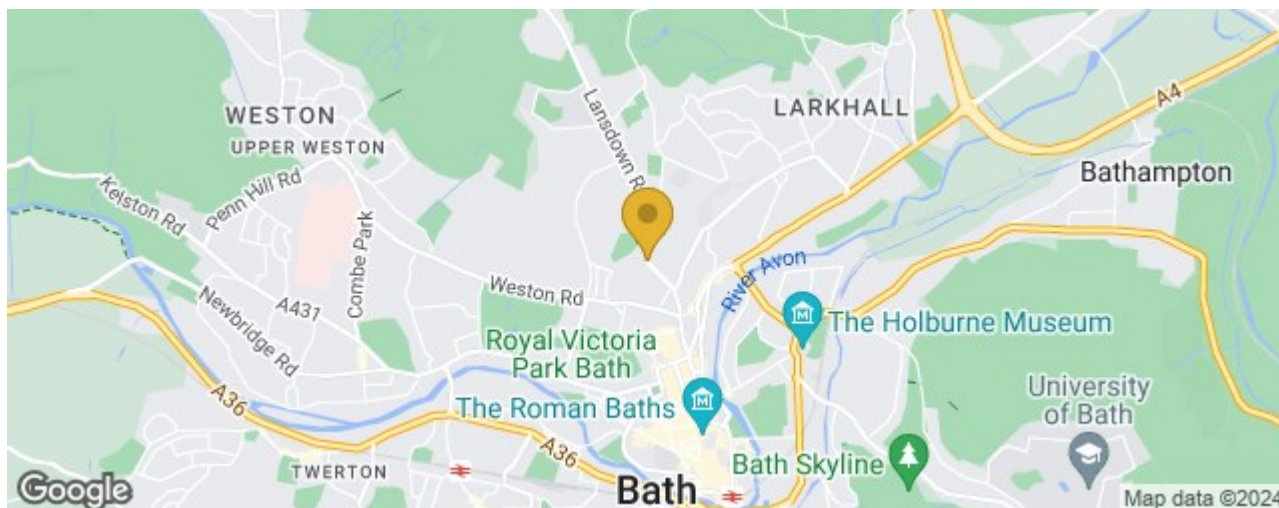
The property is laid out over three floors, to the ground floor is a welcoming entrance hall with practical tiled floor and WC. A glazed partition doorway leads to the fully fitted kitchen/dining room, integrated with Miele & Neff fridge/freezer, dishwasher, multifunctional oven & hob, built in wine cooler and separate practical utility area. This open plan living space, gives enough room to enjoy a coffee in the morning alone, or Sunday dinner with the family.

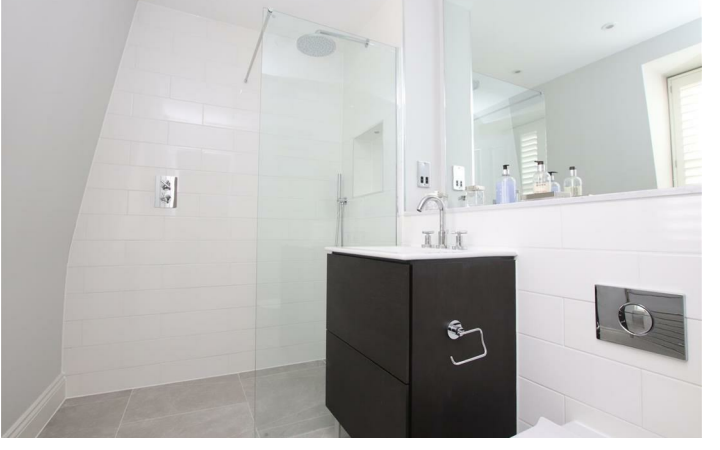
To the first floor, through internal glass wedding doors you access the dedicated living room. Within the living room, through sliding doors leads to your own private terrace area. The terrace is north facing and surprisingly, a quiet place to enjoy alfresco dining. The first floor is also where the master bedroom is, which has a number of fitted storage options along with its own en suite, with double basin vanity unit and walk in shower.

The top floor is home to two double bedrooms, both fitted with walk in shower en suites and beautiful views out onto Lansdown.

There are two allocated parking spaces one of which is allocated underground and has access to charging ports for electric cars.

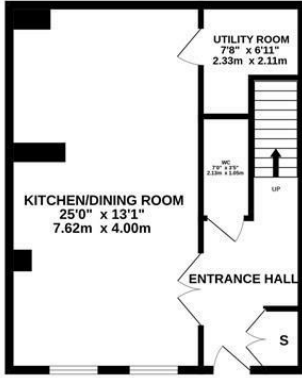
Hope Place is available to rent unfurnished, from August 2024.



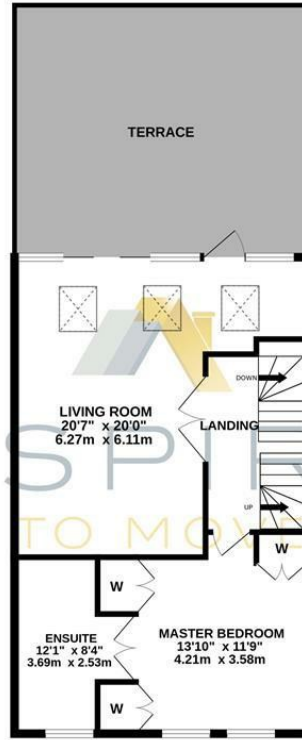


# Floor Plan

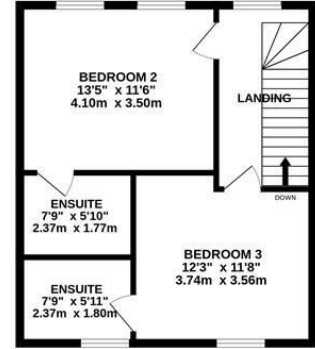
**GROUND FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**1ST FLOOR**  
654 sq.ft. (60.8 sq.m.) approx.



**2ND FLOOR**  
465 sq.ft. (43.2 sq.m.) approx.



HOPE PLACE, BATH, BA1

TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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 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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