

# WISPERS

BATH | BA1





# WISPERS

LANSDOWN ROAD | BATH | BA1 5TL

*An exclusive gated development of  
four luxurious apartments in a highly  
desirable location*



KNIGHT FRANK BATH

4 Wood Street  
Queen Square  
Bath, BA1 2JQ

01225 325 999  
[charlie.taylor@knightfrank.com](mailto:charlie.taylor@knightfrank.com)



SAVILLS BATH

Edgar House  
17 George Street  
Bath, BA1 2EN

01225 474 500  
[bath@savills.com](mailto:bath@savills.com)



## DESCRIPTION

Wispers is an exclusive development of four luxurious, well-appointed apartments, situated in a gated environment in one of Bath's most desirable locations, on the northern slopes.

The apartments are accessed via a beautiful communal atrium with a lift to the upper floor. They all have a similar footprint of approximately 1,290 sq ft which will comprise three bedrooms or two and a study, two en suite Villeroy and Boch bath or shower rooms and an open plan living/dining/kitchen area.

They are designed to be light and spacious with high ceilings,

floor to ceiling double glazed windows and are finished to a high specification including Benton's furniture. The fully fitted Brooklands by Smallbone of Devizes kitchen, will include two ovens, microwave, hob, boiling water tap, fridge freezer, dishwasher and washing machine and drier.

The upper apartments have balconies to the front and Juliet balconies to the rear and the lower apartments have terraces and direct access to the communal gardens.













## OUTSIDE

Each apartment has two private parking spaces and individual charging points for electric vehicles. The apartments are surrounded by communal landscaped gardens.

## SITUATION

Lansdown is regarded as one of the city's premier locations, lying on the northern slopes. It gives good access to the M4 junction 18 whilst being within reach of the city centre. The site lies within close proximity to very well-regarded private

schools, Bath Racecourse, Lansdown Golf Club, shopping facilities and a popular local public house.

Bath is a world heritage site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There are two universities along with the well-regarded Kingswood School, Royal High School Bath and St Stephen's CE Primary School. There is a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 9 miles north.



## GENERAL REMARKS AND STIPULATIONS

### Tenure

A new 999 year lease subject to a ground rent of £50 pa, fixed for the term and management fees..

### Services

All mains services are connected. Heat recovery system, security camera to entrance and parking area, alarm system fitted, underfloor gas heating and a full sprinkler system.

In accordance with consumer protection from unfair trading regulations (cprs) and the business protection from misleading marketing regulations (bprs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### Local authority

Bath & North East Somerset Council

### Energy performance certificate

Predicted Energy Efficiency Assessment Rating = B

### Viewings

Strictly by appointment with Savills and Knight Frank.



### IMPORTANT NOTICE

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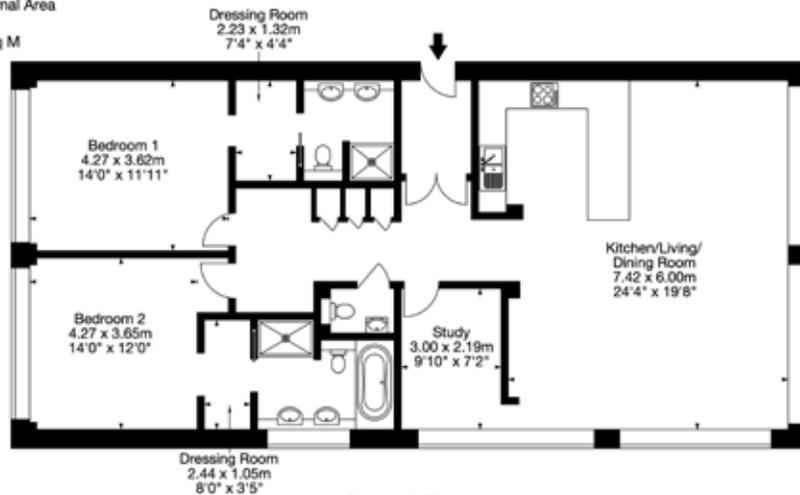
VC 27/10/20 Capture Property 01225 667287.



Flat 1, Wispers,  
Lansdown Road,  
Bath BA1 5TL

Approx. Gross Internal Area

1291 Sq Ft - 120 Sq M



Flat 2, Wispers,  
Lansdown Road,  
Bath BA1 5TL

Approx. Gross Internal Area

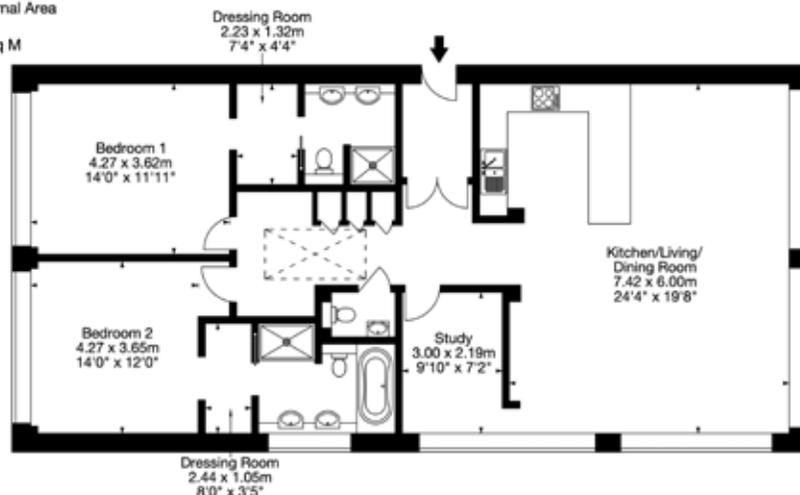
1267 Sq Ft - 120 Sq M



Flat 3, Wispers,  
Lansdown Road,  
Bath BA1 5TL

Approx. Gross Internal Area

1291 Sq Ft - 120 Sq M



Flat 4, Wispers,  
Lansdown Road,  
Bath BA1 5TL

Approx. Gross Internal Area

1291 Sq Ft - 120 Sq M



