

property details **approval form**

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

>> **price**

guide price £250,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983.

>> **key features**

- > One Bedroom
- > City Centre
- > No Onward Chain
- > Stylish Finish
- > Apartment
- > EPC Rating: E

>> **short description**

Set on the northern slopes of Bath City is this beautiful one bedroom apartment that forms part of a grade II listed Georgian House. Ideally located in the City Centre allowing access to a number of Boutique Shops, Bars and Restaurants

>> **long description**

Set on the northern slopes of the City is this beautiful one bedroom apartment that forms part of a grade II listed Georgian House. Ideally located in the City Centre allows access to a number of Boutique Shops, Bars and Restaurants as well as taking in the beauty the City has to offer.

As you enter the apartment into the entrance hall you have access into your light and airy living dining room with your kitchen just off. The living room is lovely and light due to the benefit of two large sash windows. The kitchen is fully fitted with modern fitting and offers wall and base units as well as integrated appliances and sash window. The bedroom is accessed off of the hall and offers a useful storage cupboard. The bathroom is fully fitted with a modern 3 piece suite and polishes off the apartment very nicely.

The apartment also benefits from access to a communal garden, many retain period features and gas central heating.

The property is located on the lower Lansdown slopes on Belvedere and enjoys far reaching views to both the front and rear. A short stroll down the Lansdown Road takes you into Bath's Georgian city centre with an excellent array of social and cultural amenities. Easy access out of the city towards the A 4 and M4 motorway is enjoyed for commuters to Bristol, London and beyond.

property details **approval form**

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

>> **directions**

>> **Agent Note**

property details **approval form**

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

>> **room description**

Entrance Hall

Living Dining Room

14' 5" x 9' 7" (4.39m x 2.92m)

Kitchen

5' 7" x 7' 7" (1.70m x 2.31m)

Bedroom

12' 5" x 11' 1" (3.78m x 3.38m)

Bathroom

4' 9" x 7' 8" (1.45m x 2.34m)

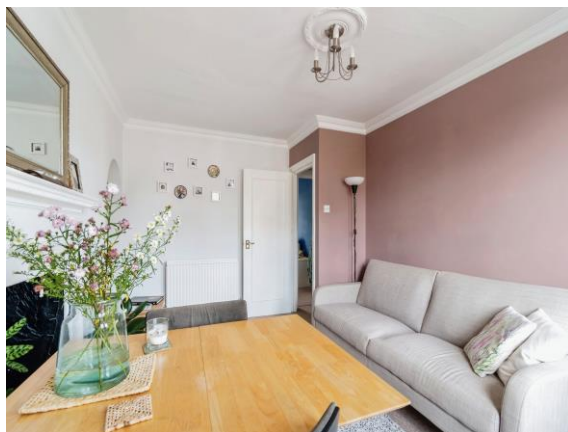
property details approval form

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

>> property images



Your Allen & Harris office: 7 Princes Buildings, BATH, Avon, BA1 2ED
T 01225 425111 E Bath@allenandharris.co.uk

property details **approval form**

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

>> **property images**



property details approval form

Flat 4 18 Belvedere, Bath, Avon, England, BA1 5ED

Date: 13 November 2024

Property Ref and Version: BAT109699 - 0003

>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

| | Signature | Date |
|---------------|-----------|------|
| Jack Pike | | |
| Miss C.R. Fry | | |

Your Allen & Harris office: 7 Princes Buildings, BATH, Avon, BA1 2ED

T 01225 425111 E Bath@allenandharris.co.uk