



**Pemberley Place Beckford Drive, Lansdown Bath BA1 9DX**



**welcome to**

## **Pemberley Place Beckford Drive, Lansdown Bath**

Available on a SHARED OWNERSHIP basis this BRAND NEW stunning apartment at Pemberley Place for the OVER 55's located in Lansdowne Bath. Contemporary materials, finishes and features create a secure and energy-efficient home that offers all the amenities and comfort you need.





## Apartment 71

Second floor, one bedroom apartment

Pemberley Place, Beckford Drive,  
Lansdown, Bath, Somerset, BA1 9DX

<b>Bedroom 1</b>	3000 x 5200mm	9'10" x 17'0"
<b>Lounge</b>	5500 x 3600mm	8'10" x 11'9"
<b>Kitchen</b>	3100 x 2700mm	12'1" x 16'4"
<b>Hall</b>	3000 x 1500mm	9'6" x 5'10"
<b>Bathroom</b>	2900 x 1800mm	7'10" x 13'1"
<b>Balcony</b>	1500 x 5300mm	5'2" x 14'1"
<b>GIA</b>	56500mm <sup>2</sup>	608ft <sup>2</sup>



### Shared Ownership

\* All layouts/dimensions are for illustrative purposes only. Maximum distances shown. Measurements do not include bay windows, cloakrooms, halls, store or utility rooms.

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## Pemberley Place Beckford Drive, Lansdown Bath

- Shared Ownership Retirement for the over 55's
- Purchase from 25 - 75% Share
- Elegant uniquely designed kitchens
- Flat and level access throughout
- Spacious Guest Suite for family and friends

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 6528.08

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [allenandharris.co.uk/Property/BAT110065](http://allenandharris.co.uk/Property/BAT110065)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BAT110065 - 0008

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Please note the marker reflects the postcode not the actual property



**01225 425111**



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



[allenandharris.co.uk](http://allenandharris.co.uk)