



WentWorth
Estate Agents

24 Lansdown Villas, Camden Row, Bath, BA1 5LD

- One Bedroom Apartment • Open Plan Living • Bathroom • Private Courtyard • Allocated Parking Space • EPC Rating - C • Communal Gardens.

Price guide £290,000

Location

Lansdown Villas is situated on the Northern slopes of The World Heritage City of Bath just off Lansdown Road. The World Heritage City of Bath is less than a mile away and offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins).

Internal Description

You enter into a communal entrance with the apartment found to the right. A central hallway greets you which all accommodation leads from. To the left is the sleek and modern bathroom. Comprising of a fully tiled walk in shower with glass screen, WC and sink. The double bedroom can be found opposite, benefitting from a built in cupboard and overlooks the private courtyard. To the rear is a lovely open plan living space with doors out to the garden. A great social space with room for both a dining table and sofa/chairs. The kitchen itself has all the modern appliances you would expect such as an integrated fridge freezer, washing machine, oven, separate microwave and four ring induction hob with extractor over.

External Description

The property comes with one allocated parking space and benefits from a private courtyard garden accessed from the main reception room. There is a small patio area outside the patio doors which leads to an enclosed rear garden that is mostly gravelled with a small patio area. There are also well maintained, communal gardens to enjoy.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional information

Tenure - Leasehold

Management Company - Pier Management Company & Bath Leasehold Management

Years remaining - 113

Annual Service Charges - Approx. £1197.90


Annual Ground Rent - £364.72

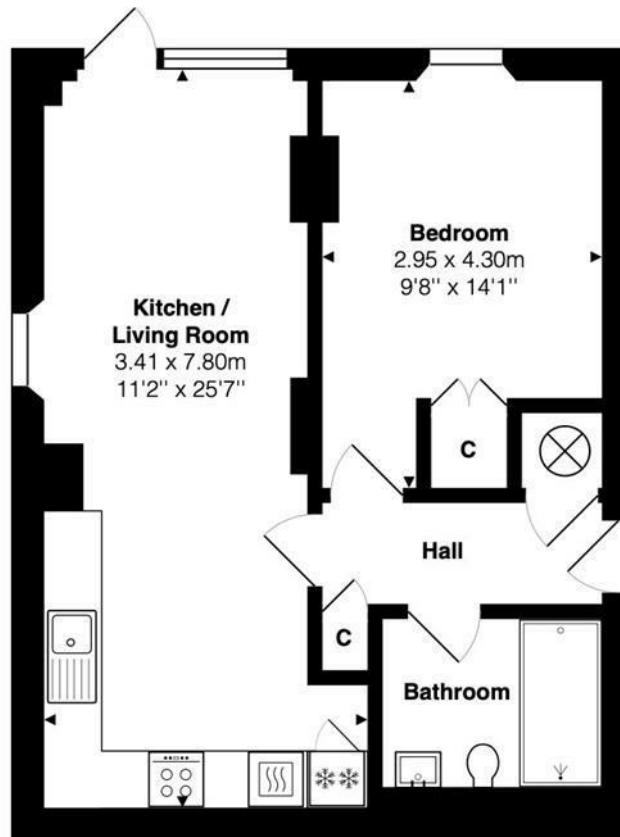
Council Tax Band - B

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

NB: Some of the photos are from when previously marketed in 2023.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		



Total Area: 45.6 m² ... 491 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purposes only and should be used as such by any prospective purchaser.
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