



17 Stoneleigh Court Lansdown Road, Bath, BA1 5TL

- Second Floor Apartment • No Onward Chain • Open Plan Living/Dining Room • Balcony • Sleek Kitchen • Two Double Bedrooms • Shower Room • Garage & Parking • EPC Rating - G

Offers in excess of £350,000

Location

Stoneleigh Court sits on the northern slopes and gives direct access into the heart of the World Heritage City of Bath. Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops. There are excellent schools nearby in both the state and private sectors, and nearby sporting facilities include the nearby Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec in the city centre provides the home ground to Bath Rugby. Junction 18 of the M4 is 10 miles north and Bristol around 12 miles west. Bath Spa station has a mainline link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Bristol International Airport offers an increasing range of domestic and international routes and is about 30 miles to the west.

Internal description

You enter the property into a communal entrance and the apartment can be found on the second floor. Once inside there is a light open hallway which all the accommodation leads off. To one end of the property there is a large living/dining room measuring and impressive 19'10"x11'9" approximately. The room is dual aspect which allows light to flood through the room, there are glazed patio doors opening onto a balcony. The kitchen is beautifully appointed with a modern white suite comprising of wall and base units with marble work tops and inset sink unit with mixer taps. There is an electric hob with extractor over, built in oven, microwave, dishwasher and fridge freezer.

The apartment has two good size double bedrooms and a shower room. The master bedroom is two bedrooms that have been knocked into one to provide an exceptionally proportioned room measuring 18'10"x14'7" approximately, with a number of built in wardrobes. Having such a good size rooms means there is ample space for a sleeping area as well as dressing area. The accommodation is completed by the sleek shower room which benefits from a double shower cubicle with rain shower head and hand held shower, w.c, tiled floors, partially tiled walls and wash hand basin with storage under.

External description

The owner will benefit from extensive communal gardens which wrap around the property and are bound by walls, fencing and mature hedges. The gardens are mainly laid to lawn and are very well kept with a range of mature shrubs and trees. There is also a single garage.

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 - Bath Leasehold Management Ltd

Years remaining - Residue of 999 years from 1976

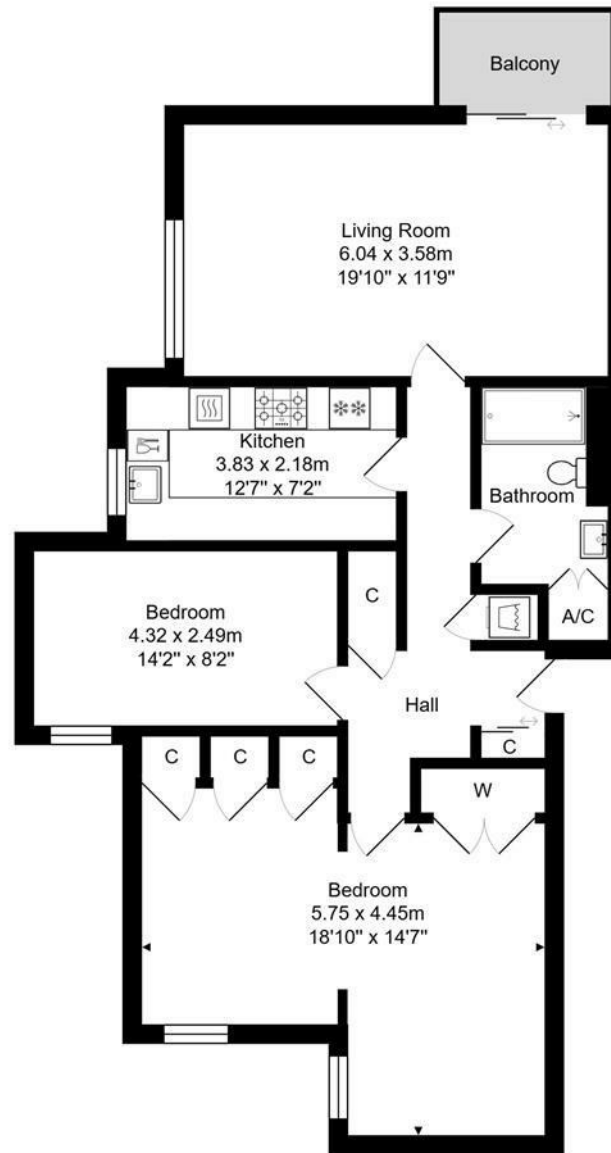
Annual Service Charges - Approx. £1,792.50

Annual Ground Rent - £0

Council Tax Band - D

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





Total Area: 86.7 m² ... 933 ft² (excluding balcony)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcasassments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	14	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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