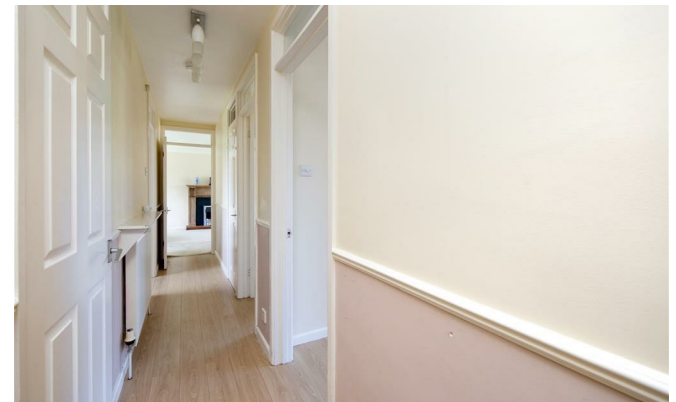




Flat 1, Hamilton House Lansdown Road Bath BA1 5TQ

- Purpose Built & Spacious Ground Level Apartment with Communal Gardens
- Countryside Walks & Race Course Close By
- Kitchen/Breakfast Room
- Modern Bathroom
- Garage & Parking
- Highly Regarded Lansdown Area of Bath with Easy Access to M4/A46
- Dual Aspect Living/Dining Room
- Two Double Bedrooms with Built-in Wardrobes
- UPVC D/Glazing & Gas Central Heating
- Vacant Possession

Offers Over £260,000





ACCOMMODATION

All measurements are approximate

Communal Hallway

Lower ground floor entrance with obscured UPVC double glazed window and door to the front. Communal tap. Vinyl tiled flooring and dado rail. Bin storage area. Stairs to the upper ground floor entrance with storage cupboards, letter boxes, stairs to the first floor and obscured glazed door and window to the rear leading to communal garden.

Hallway

Solid wood oak door to the communal entrance hall. Radiator. Wood effect flooring and dado rail. Smoke alarm. Panelled doors off and into: cloak cupboard with hanging rail and shelving; and additional storage cupboard with shelving.



Lounge/Dining Room

20'4" x 11'9" (6.20 x 3.60)

UPVC double glazed window and door to the front leading onto balcony. UPVC double glazed window to the rear over looking communal gardens. Two radiators. Feature fireplace with wood surround and electric fire inset. Television point.

Kitchen/Breakfast Room

13'5" x 7'10" (4.10 x 2.40)
UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and solid wood work surfaces. Inset Belfast sink with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Breakfast bar. Panelled door to airing cupboard housing Glow-Worm combi boiler and shelving. Double panelled doors to pantry cupboard with shelving and housing gas meter. Wood effect flooring.

Bedroom One

11'5" x 10'9" max (3.50 x 3.30 max)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rail and shelving. Wood effect flooring and coving.

Bedroom Two

11'5" x 9'6" max (3.50 x 2.90 max)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rail and shelving. Wood effect flooring and coving.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Illuminated mirror.

EXTERNALLY

To The Front

Sweeping driveway leading to garages, parking and communal entrance. Area laid to lawn with a variety of mature trees and shrubs.

To The Rear

Good sized, well maintained communal gardens with large area laid to lawn enclosed by mature trees and shrubs.

Garage & Parking

17'8" x 7'10" (5.40 x 2.40)
Up and over door to the front. Power and lighting. Shelving. Parking space to the front.

LEASEHOLD:

approx. 943 years remaining.

GROUND RENT:

SERVICE CHARGES:

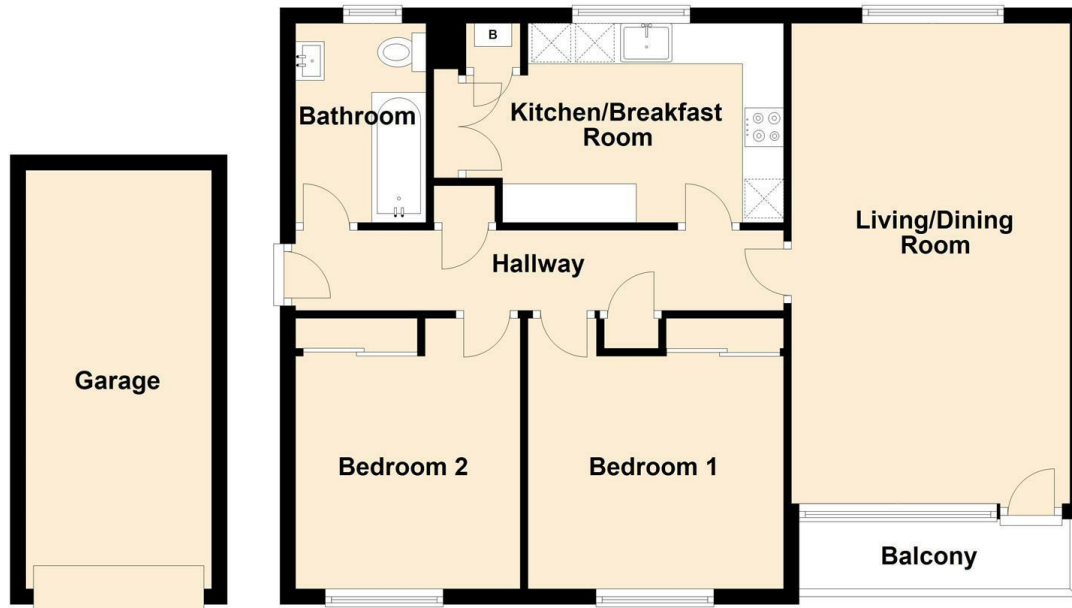
£1100 per annum



Tenure **Leasehold**
Council Tax Band **D**
EPC Rating **D**

Ground Floor

Approx. 81.9 sq. metres (881.3 sq. feet)



Total area: approx. 81.9 sq. metres (881.3 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.