

# whiteley helyar



1000 ft<sup>2</sup>



2 bedrooms



2 bathrooms



allocated  
parking  
space

Guide Price                      £425,000

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



A stylish and spacious two double bedroom, two bathroom, garden apartment with an allocated parking space and no onward chain. Beautifully presented, the open plan living space has a balcony with southerly city views, as well as glazed double doors opening onto the attractive landscaped garden.

### ACCOMMODATION

Sitting/dining room with wonderful southerly views and access to the balcony  
Modern fitted kitchen/breakfast room with glazed double doors to the garden  
Two double bedrooms  
Contemporary bathroom and en-suite shower room

### EXTERNALLY

To the front of the building, a balcony accessed from the sitting room provides a lovely spot to enjoy those fabulous city views. The wonderfully private side garden has been beautifully landscaped, creating a very tranquil decked space flanked by mature planting – perfect for entertaining. The apartment also has the benefit of an allocated parking space to the side of the building, along with access to both a bike and bin store.

### LOCATION

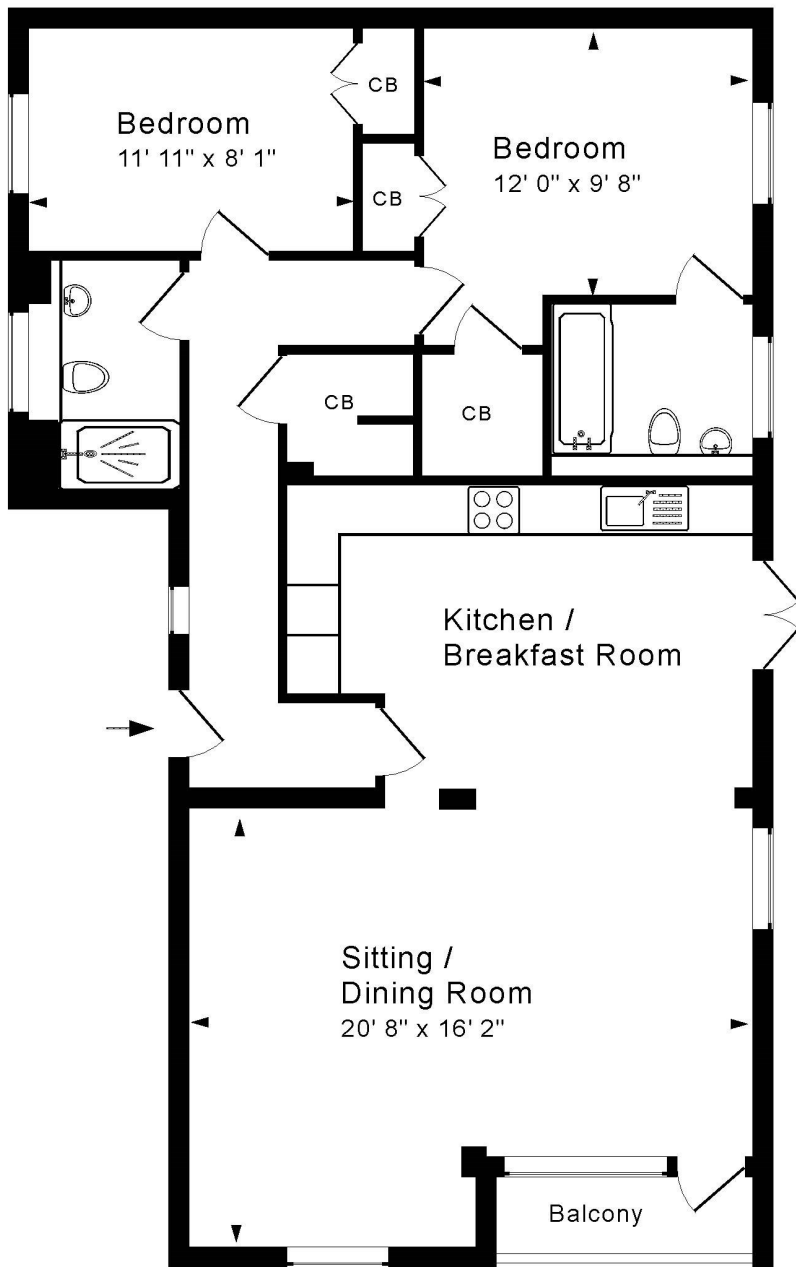
Lansdown Villas occupies a particularly splendid and commanding position. It is also most conveniently placed, being close to Hedgemoor Park and just a short walk from the many shops, restaurants, Bath Spa Railway Station and other amenities in the heart of the city. Swift access to the M4 is also available without having to cross Bath.







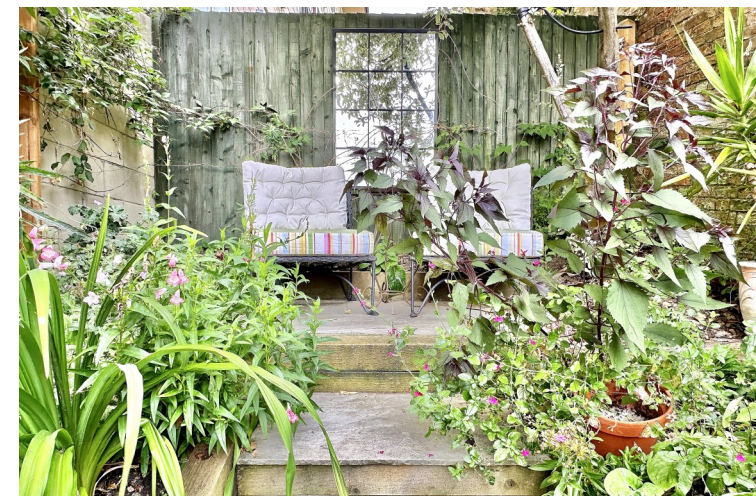
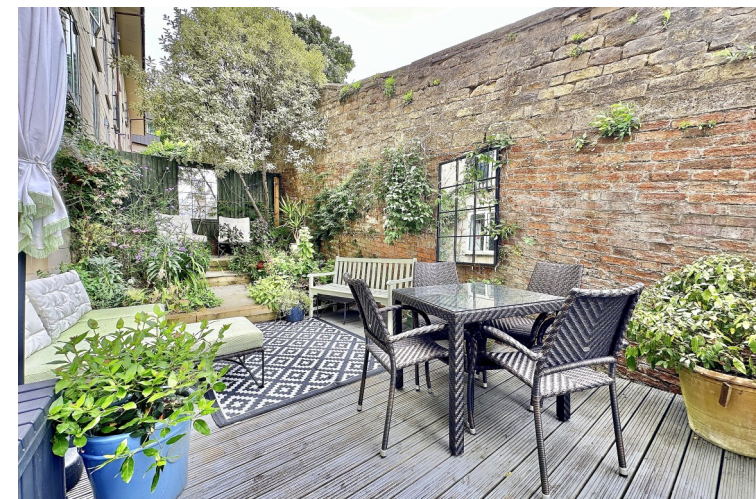




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Tenure:** Leasehold - 113 years remaining  
**Ground Rent:** £364.72 per year  
**Service Charge:** £2294.94 per year  
**Council Tax Band:** 'C' = £1,872.94



Approx. Gross Internal Floor Area 1,000 Sq. Ft. / 93 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number:172-0764  
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