

FOR  
SALE

ZEST SALES &  
LETTINGS

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Flat 4, Northfields House, Richmond Road, Bath BA1 5PR  
Approx. Gross Internal Area  
1,172 sq ft - 109 sq m



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

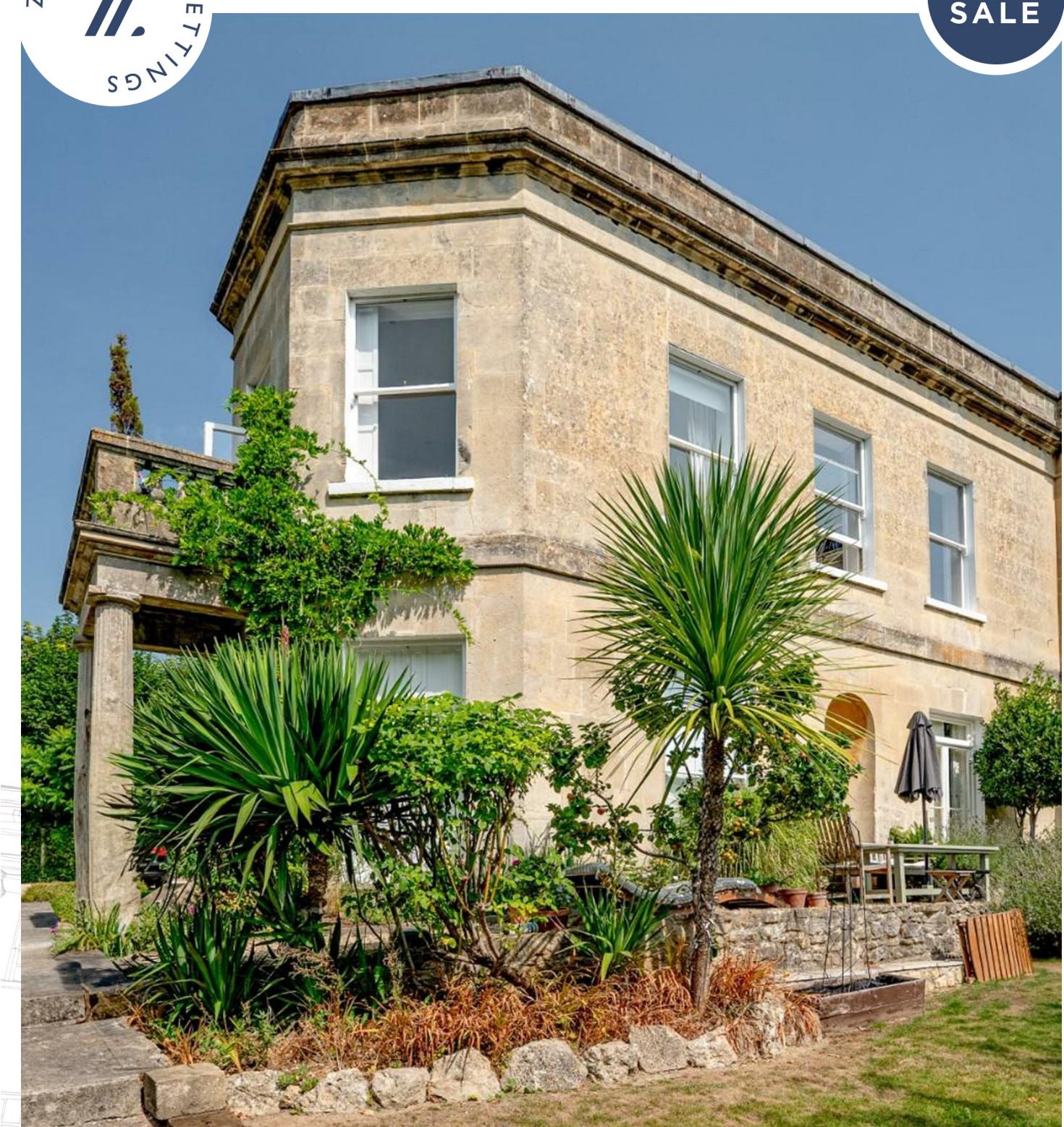
**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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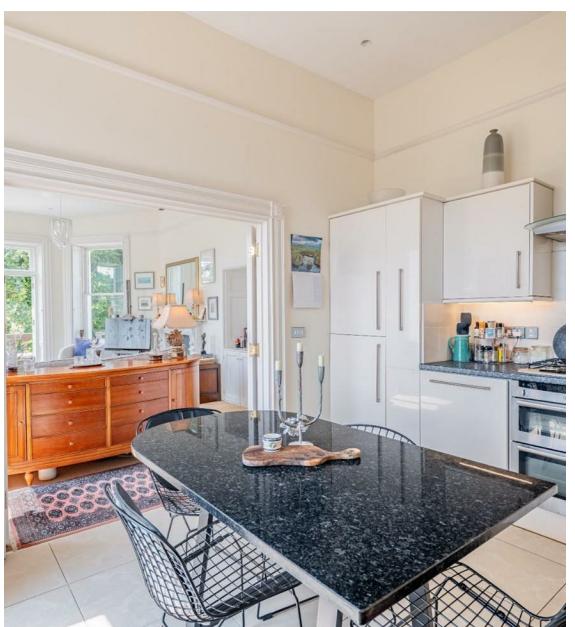


**RICHMOND ROAD, BATH  
BA1 5PR**

**GUIDE PRICE  
£595,000**

**2 BEDROOM APARTMENT - FIRST FLOOR**

- Stunning two bedroom apartment in a Grade II listed building in Lansdown
- Light and airy living room and kitchen
- Two double bedrooms, one with en-suite, two further bathrooms
- Pretty shared gardens
- Off-street allocated parking
- Leasehold, EPC exempt, Council tax band D.



#### DESCRIPTION

Perched on the elegant northern slopes of Bath, Flat 4 at Northfield House is a beautifully appointed first-floor apartment that effortlessly combines classic period charm with contemporary comfort. Situated within a distinguished Grade II listed building just a short stroll from the city's historic heart, this exceptional home enjoys a peaceful setting with elevated views across well-tended gardens and the city beyond. The spacious interior features two well-proportioned double bedrooms, including a luxurious principal suite with a private en-suite bathroom. Two further bathrooms provide ample convenience for guests and family alike. At the heart of the home is a stunning light-filled living room, where French doors open to reveal tranquil garden vistas—a perfect space for both relaxation and entertaining. The adjacent kitchen and dining room is elegantly designed and fully equipped, offering generous storage, quality appliances, and a welcoming space for gatherings. The property is further enhanced by access to beautifully maintained communal gardens, ideal for peaceful outdoor moments, and includes the rare benefit of allocated off-road parking.

#### LOCATION

Lansdown is one of Bath's most desirable residential areas, known for its elegant Georgian architecture, open green spaces, and stunning views across the city. Set on the northern hills, it offers a peaceful setting just minutes from the city centre. Popular with professionals and families alike, Lansdown is close to top schools including The Royal High and Kingswood, and benefits from excellent transport links via the Lansdown Park & Ride and Bath Spa station. Residents enjoy nearby countryside walks, the historic Lansdown Crescent, and local favourites like The Hare & Hounds pub. With a perfect blend of heritage, nature, and convenience, Lansdown offers refined living in a truly prestigious location.

#### TENURE

Leasehold  
999 year lease, commencing 2011  
Management fee: £133 pcm approx  
Sinking fund contribution: £110 pcm  
Subject to change

