

# whiteley helyar



695 ft<sup>2</sup>



2 bedrooms



1 bathroom



resident's  
permit  
parking

Guide Price

£450,000

Flat 2, 6 Lansdown Place West, Lansdown, Bath, BA1 5EZ

A two bedroom, second floor apartment in this most prestigious of locations, nestled between two of Bath's iconic crescents, with far reaching southerly views. Offered with no onward chain, the well-balanced accommodation includes a modern kitchen/breakfast room, and good sized reception room with space for both dining table and sofas, arranged around a central fireplace, whilst all windows have been replaced with bespoke sash windows with double glazed panes.

## ACCOMMODATION

### Entrance hall

Sitting/dining room with feature period fireplace and wonderful southerly views

Modern fitted kitchen with integrated appliances and space for a breakfast table

Principal bedroom with a range of fitted wardrobes

Further bedroom

Stylish bathroom with utility cupboard

## LOCATION

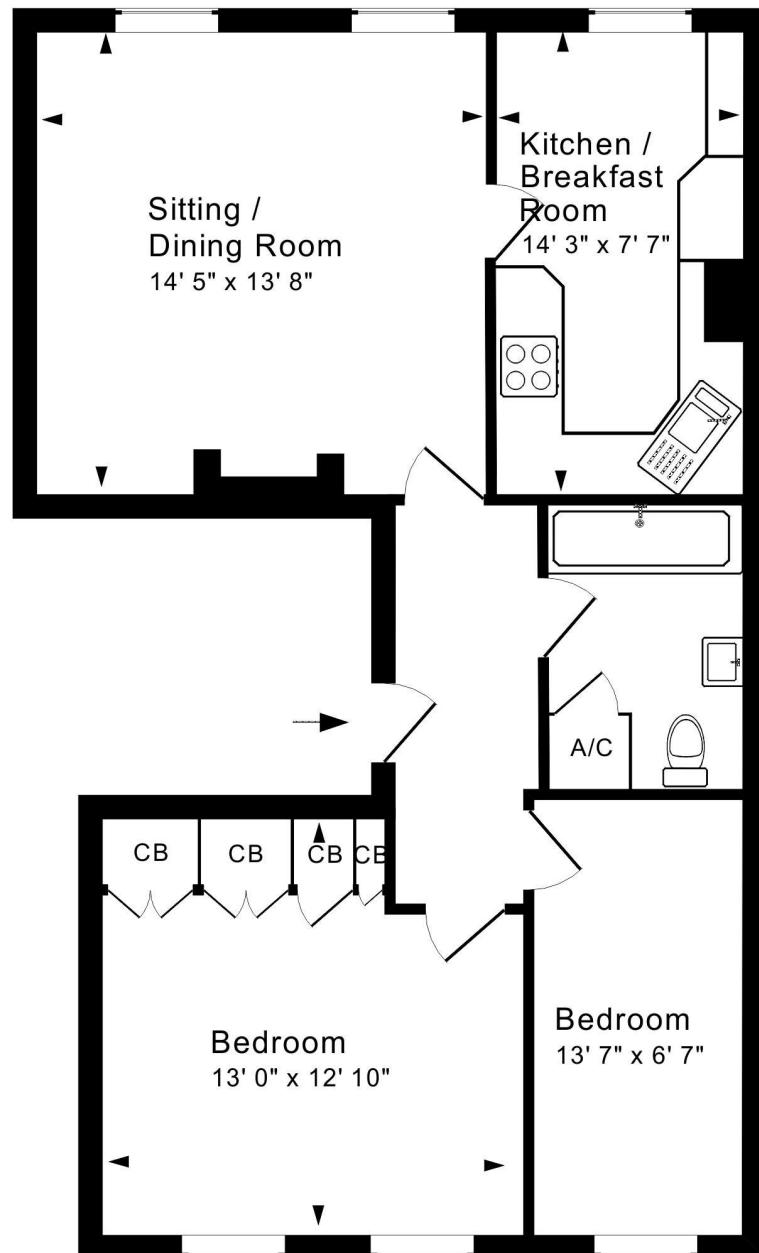
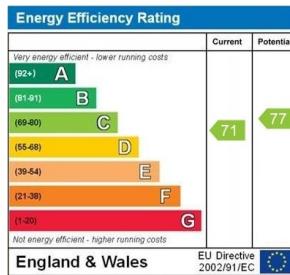
The apartment occupies a most convenient position on the city's prime Northern slopes. In a 'wing' attached to one of the city's famous crescents, the apartment looks over a lawn which is frequently used to graze sheep. It is less than a mile from (and well served by buses to) the city centre - with its countless shops and amenities. There is also easy access to the M4 without having to cross Bath.







**Tenure:** Share of freehold  
**Service charge:** 20% of costs when required  
**Council Tax Band:** 'C' - £1,968.48



## Second Floor

Approx. Gross Internal Floor Area 695 Sq. Ft. / 65 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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Flat 2 Lansdowne Place West, Bath, BA1 5EZ.

