

# whiteley helyar



695 ft<sup>2</sup>



2 bedrooms



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.







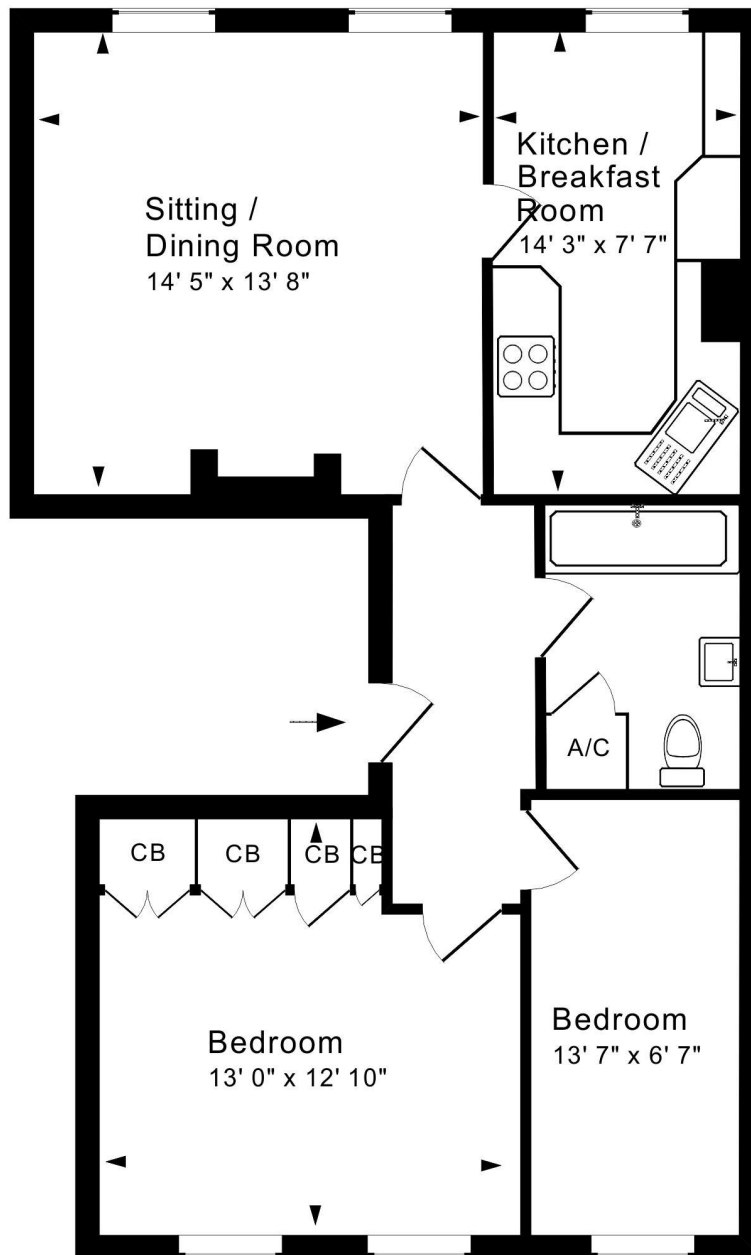




**Tenure:** Share of freehold  
**Service charge:** 20% of costs when required  
**Council Tax Band:** 'C' - £1,968.48



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## 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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 Drawing Number:172-0869  
 Flat 2 Lansdowne Place West, Bath, BA1 5EZ.

