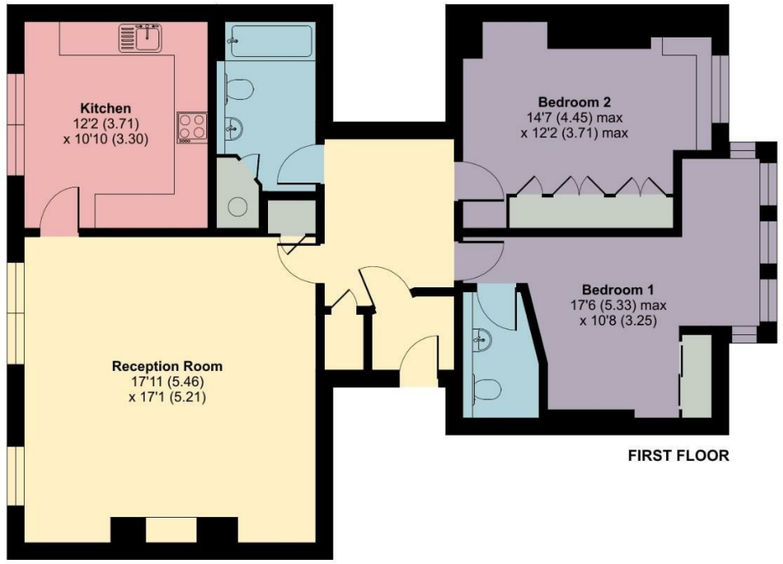
FLOOR PLAN:

Lansdown Grove, Bath, BA1

Approximate Area = 1000 sq ft / 92.9 sq m

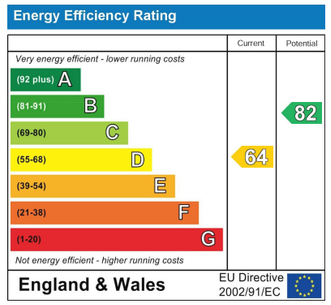
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1437170

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

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.



Haygarth Court, Lansdown Grove, Bath, BA1 5EL

2 Bedroom Apartment

Guide price £395,000

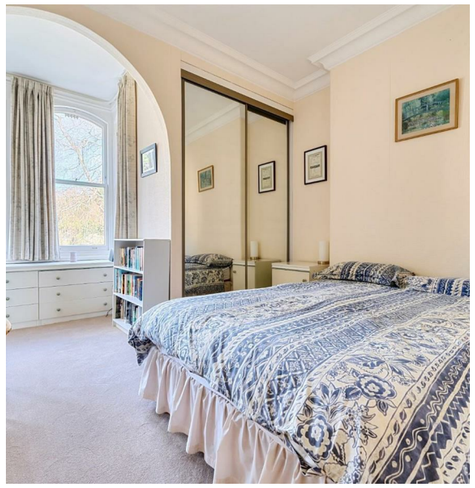
- An impressive apartment, forming part of a landmark period building
- Large living/dining room, kitchen/breakfast room, two double bedrooms, ensuite, bathroom
- Exquisite panoramic views overlooking the city and beyond
- In need of some modernisation, offered with no onward chain
- Communal gardens, garage and off-road parking
- Leasehold, EPC rating D, council tax band D

DETAILS

A fabulous two bedroom apartment situated in a prestigious location on the northern slopes of Bath.









This desirable apartment is filled with natural light, benefitting from a southerly aspect and uninterrupted views across the city. Forming part of a handsome period building in the prestigious Lansdown area, the property offers both charm and potential.

While now requiring some modernisation, it has been well maintained and presents as a comfortable home. The accommodation includes a 17ft living room with ample space for dining, perfectly positioned to enjoy the light and outlook. There is also a well-equipped kitchen/breakfast room, a principal bedroom with en suite, and a further double bedroom—both featuring a range of built-in wardrobes—alongside a separate bathroom.

Externally, the property is set within beautifully maintained, landscaped communal gardens and further benefits from a garage and off-road parking.

Location
Located on the northern slopes in one of Bath's prime residential locations yet is within easy reach of the city centre with its extensive range of shopping facilities, a number of fine restaurants and wine bars, excellent sporting facilities, the Theatre Royal, several museums and the Thermae Spa. Bath Spa railway station provides a mainline direct service with access to London Paddington (approximately 90 minutes) and the City of Bristol. The M4 (junction 18) is 9 miles to the north providing direct routes to London, South Wales, Bristol and the Midlands via the M5.

Nearby schools include The Royal High, Kingswood and St. Stephen's Primary School. Also within easy reach are The Lansdown Club which provides tennis, squash and croquet facilities, and Lansdown Golf Club.

Tenure
999 year lease, commenced in 1980
Freeholder: Camden (Bath)
Management Company Ltd
Management Charge: £350 pcm
No pets allowed.
Subject to change.



