whiteley helyar

741 ft²

two double bedrooms

bathroom

parking space

Guide Price £ 385,000

Flat 6, Beaumont House, Lansdown Road, Bath, BA1 5RD

A beautifully presented two double bedroom apartment forming part of this impressive Victorian villa in the sought after Lansdown area of the city, enjoying far reaching views and benefiting from off-street parking and no onward chain.

ACCOMMODATION

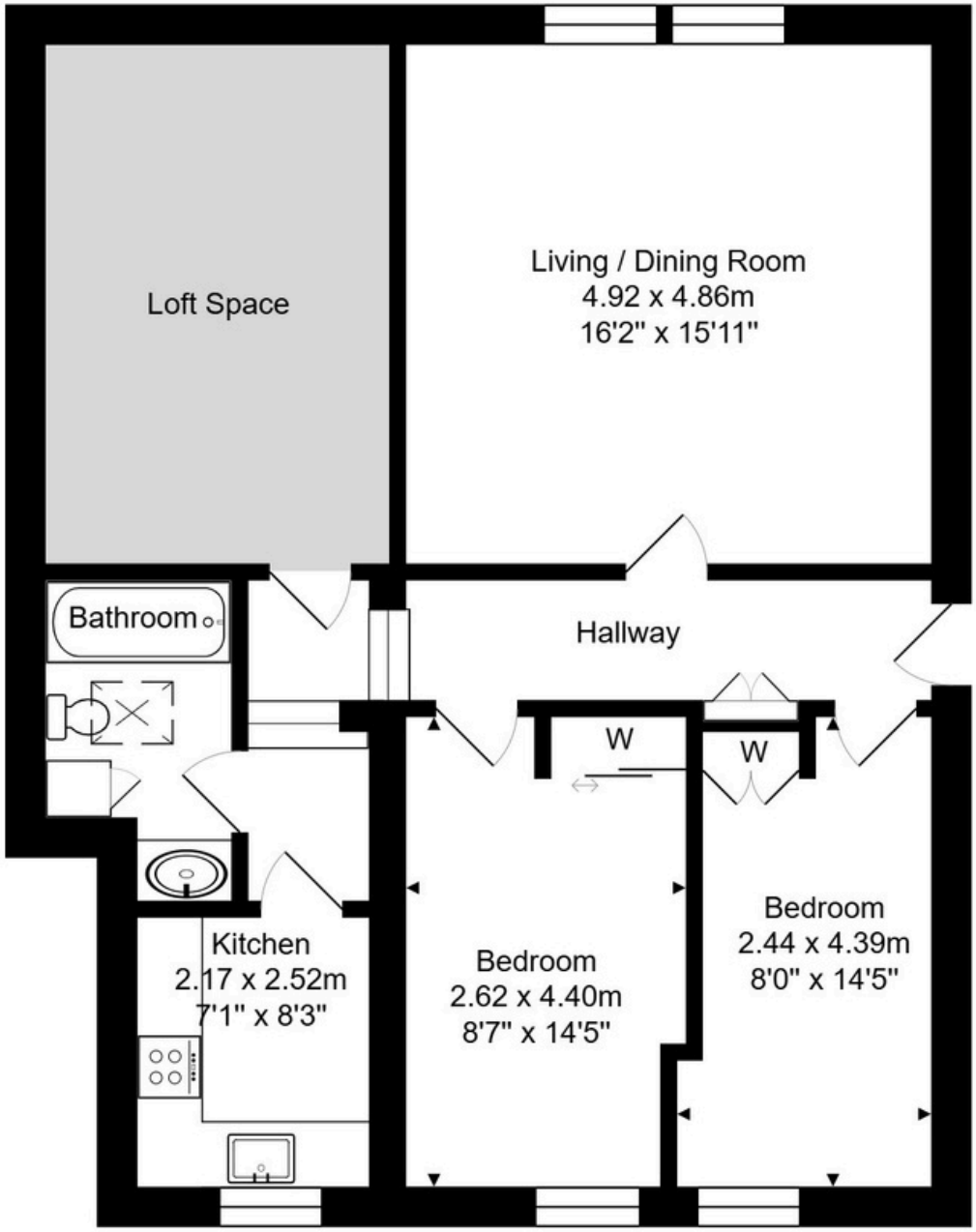
- communal entrance
- entrance hall
- sitting/dining room with feature fireplace
- kitchen with granite work surfaces
- two double bedrooms
- remodelled bathroom

EXTERNALLY

The property benefits from a parking space in the generous carpark to the front of the building enclosed by bushes and trees.

LOCATION

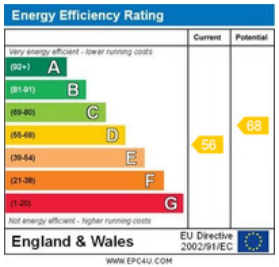
Beaumont House is most conveniently situated in this select position on the prime northern slopes of the city. Kingswood and The Royal High schools are just a very short walk away, whilst Lansdown Squash and Tennis Club, St Stephens School, Lansdown Golf Club and Bath Racecourse are all nearby, and the house is close to open countryside. The property is well served by frequent buses to the centre of Bath (with its countless shops and amenities and only 1½ miles away), whilst easy access to the M4 is available without having to cross the city.



Heat-Loss Perimeter: 2.2m ... 7ft

Total Area: 68.9 m² ... 741 ft² (excluding loft space)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Tenure Share of Freehold
Service Charge £120 PCM (26/27)
Council Tax band 'D' = £ 2,066.91 (26/27)