

# KIT JOHNSON

residential



Upper Weston, Bath

£175,000

**Well Appointed Two Bedroom Retirement Apartment. EPC Grade C**



5 Mount Haviland  
97 Lansdown Lane  
Bath  
BA1 4NB

**PRICE: £175,000**

A beautifully appointed, spacious ground floor (garden level) two bedroom retirement apartment. It is very rare that two bedroom retirement flats come to market and as such, attract a lot of interest. Communal hall, lift or stairs down to the ground level. Private hall, shower room, two double bedrooms, living room with door onto a patio garden, fitted kitchen with integrated appliances. Excellent communal facilities including laundry room, residents lounge, reading room and gardens. There is a bus link into Weston Village/Bath City Centre (number 4). All the flats share the Freehold of the building which will help contain costs going forward. A well priced retirement home.

**Retirement Apartment (Over 60's)**

**Two Bedrooms**

**Living Room**

**Fitted Kitchen**

**Shower Room**

**Access to Courtyard Garden**

**Excellent Communal Facilities**

**Electric Heating**

**622 Sq Ft (57.8 Sq Mt)**

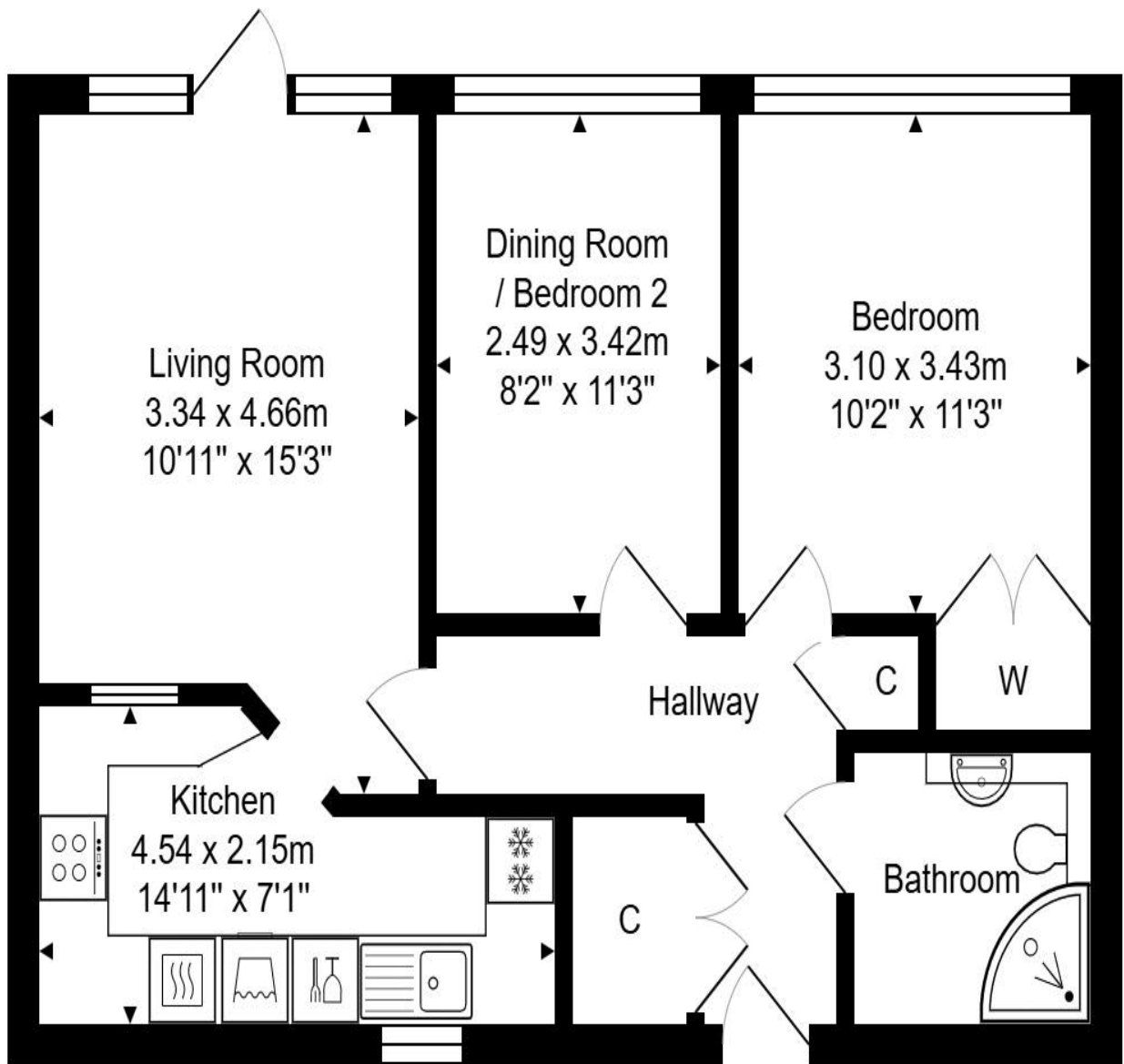
**Council Tax Band C £2014**

**Communal Parking**

**Beautiful Presentation**

**Share of Freehold (Circa £4160 Per Annum Management Fees)**





Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>

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.  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

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