

# whiteley helyar



950 ft<sup>2</sup>



3 bedrooms



shower room &  
W.C.



garage

Guide Price                      £415,000

10 Lansdown Mansions, Lansdown Road, Bath, BA1 5ST

A three bedroom, purpose built, maisonette apartment with garden and garage, on the sought after lower slopes of Lansdown. Benefitting from a private entrance, the flat is over the first and second floors, and offers some wonderfully light accommodation in this most popular of locations.

### ACCOMMODATION

Entrance lobby  
Sitting/dining room with door leading to garden  
Kitchen/breakfast room with some integrated appliances and space for a small table  
Three bedrooms, two with built-in wardrobes  
Shower room and separate W.C.

### EXTERNALLY

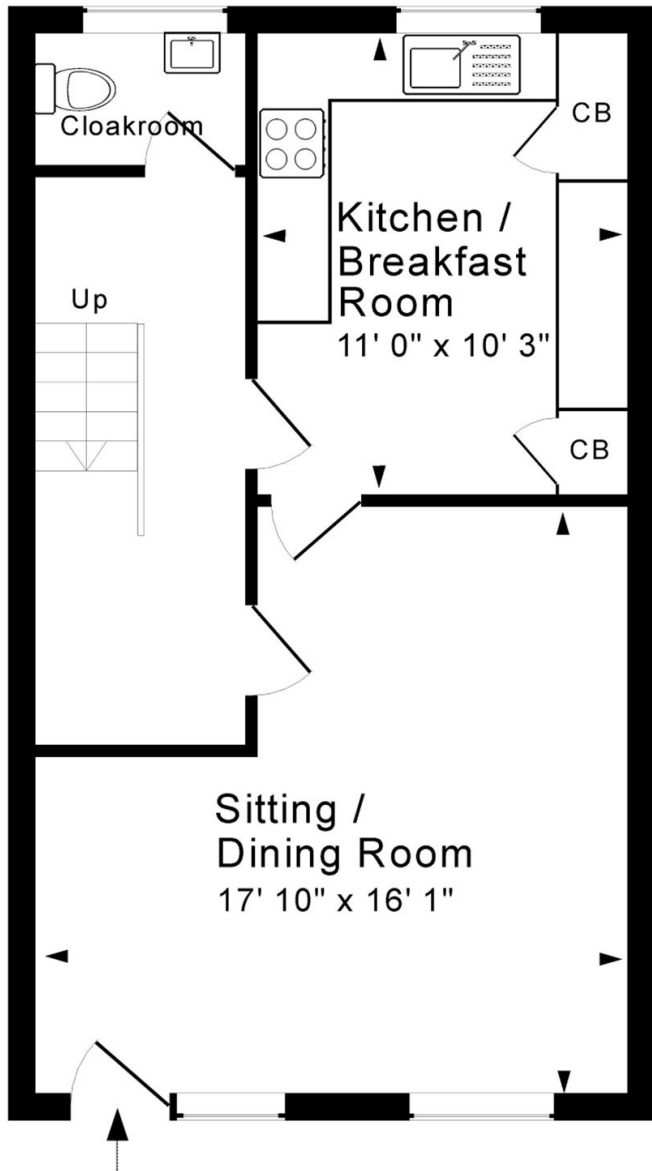
From the reception room, steps lead down to a shared path which opens to the garden. This is a space for the sole use of this flat, and is mainly laid to lawn, with planted borders to either side. The path then continues past the bin storage area, to the single garage which is in a block to the rear and accessed from St Stephens Road.

### LOCATION

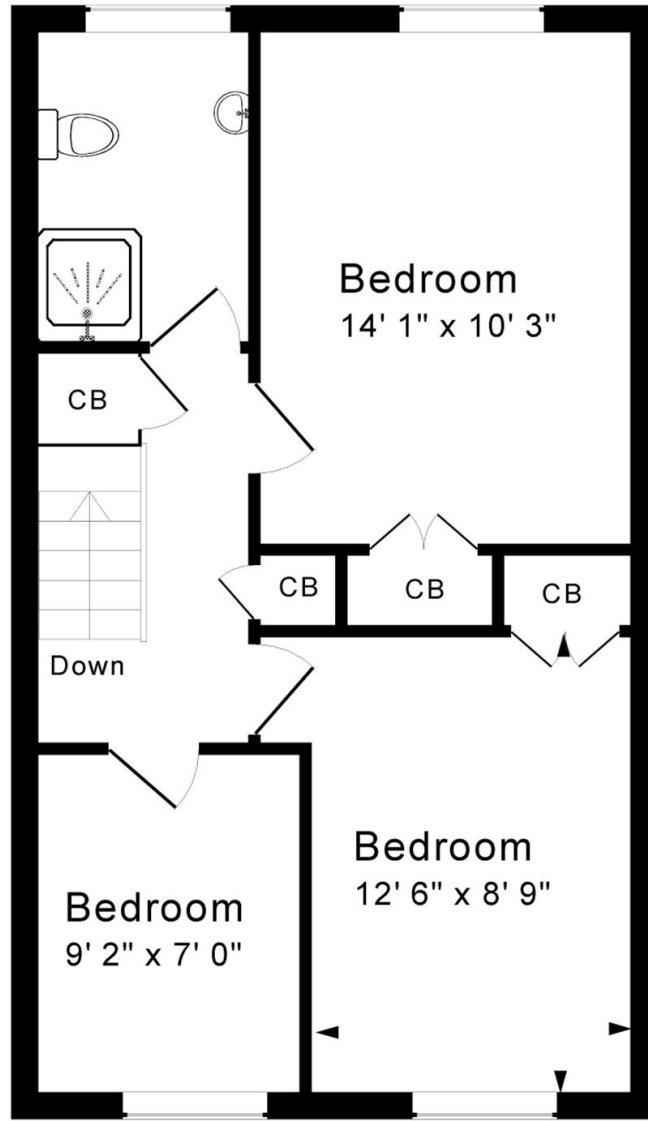
Lansdown Mansions occupies a most convenient position on the city's prime Northern slopes. It is less than a mile from (and well served by buses to) the city centre - with its countless shops and amenities, whilst also being superbly placed for both St Stephens & St Andrews Primary schools. The location offers easy access to the M4 without having to cross Bath.







First Floor



Second Floor



**Tenure:** Share of Freehold  
**Length of lease:** Residue of 999 years  
**Annual service charge:** £840 pa  
**Council tax band:** 2026/27- D = £2,325.27

Approx. Gross Internal Floor Area 950 Sq. Ft. / 88 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0542  
 10 Lansdown Mansions, Bath, BA1 5ST.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

