

# whiteley helyar



778 ft<sup>2</sup>



2 bedrooms



shower room



off street parking

Guide Price                      £485,000

Flat 3, Beaumont House, Lansdown Road, Bath, BA1 5RD

An elegant, particularly stylish and high quality, beautifully renovated first floor apartment in the sought after Lansdown area of the city, with views, off-street parking and no onward chain.

### ACCOMMODATION

2 double bedrooms	shower room
large living/dining room with gas fire	separate kitchen
gas fired underfloor heating	private car parking space
additional visitor parking	

### EXTERNALLY

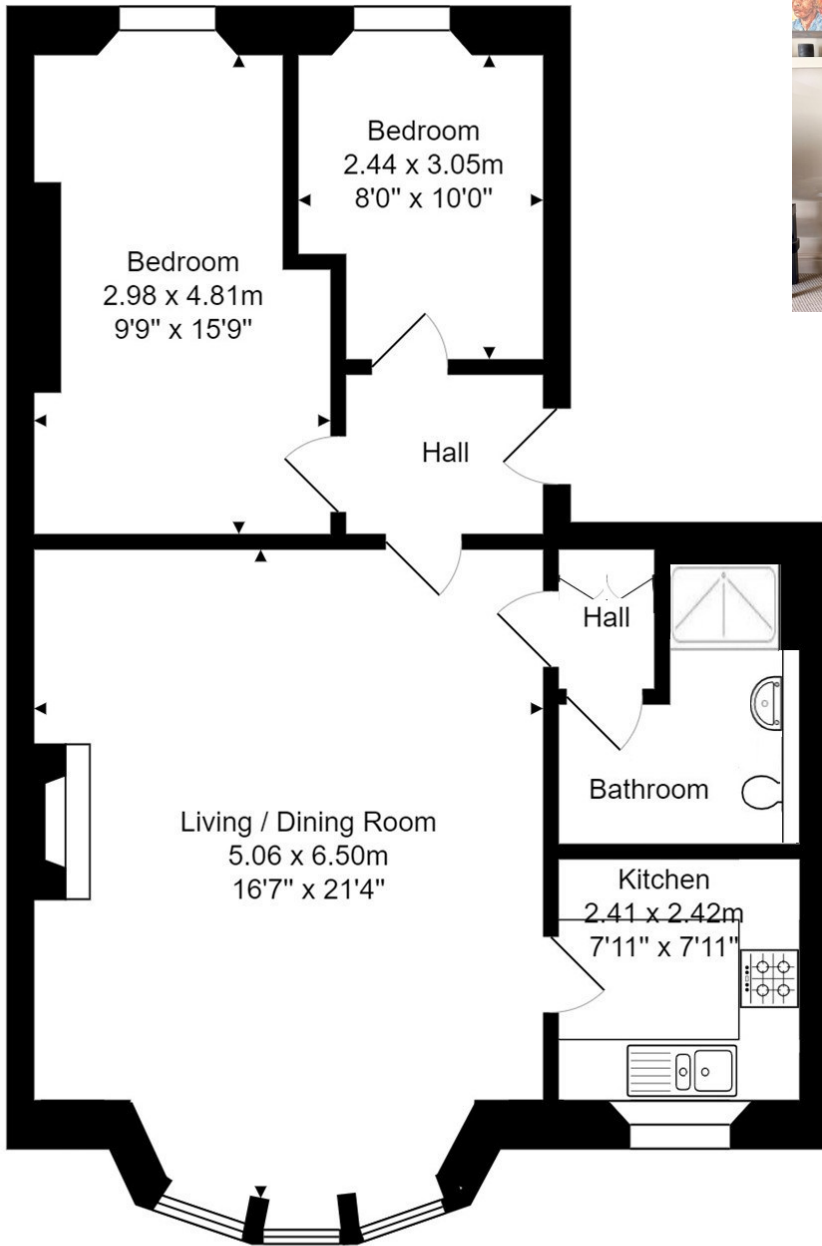
The apartment benefits from a private parking space to the front of the building, whilst there is also communal visitor parking.

### LOCATION

Beaumont House occupies a most convenient and popular position, set well back and away from Lansdown Road on the city's highly sought after Northern slopes. It is within a very short walk of Royal High and Kingswood Schools, whilst the countless shops and amenities in the centre of Bath are just over a mile away – well served by frequent buses. In addition, swift access to the M4 is available without having to cross the city.







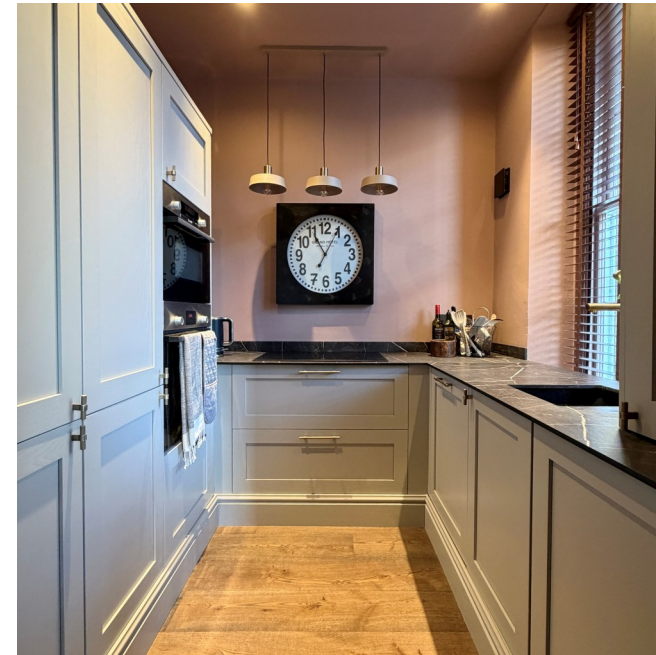
Total Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	68	
(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
www.epc4u.com		



**Tenure:** Leasehold  
**Lease length:** 999 yrs from Sept 1978  
**Service charge:** £130.25 per month (2026)  
**Ground rent:** £30 per annum  
**Council Tax Band:** 'D' - £2,325.27 (2026/7)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, window 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. Area includes internal and external wall thickness