

whiteley helyar



978 ft²



2 double bedrooms



*shower room
& ensuite*



*allocated parking
& visitors parking*

Guide Price £475,000

Flat 6, Charlecote, Lansdown Road, Bath, BA1 5RJ

A stunning two double bedroom apartment within this exceptional building refurbished to a high specification in recent years and now permitting holiday lets. This bright spacious apartment enjoys wonderful far-reaching views along with well maintained communal gardens and parking. Chain free.

ACCOMMODATION

entrance hall with three storage cupboards
double aspect open plan kitchen/living/dining room
master bedroom with ensuite shower room and dressing room

second double bedroom
additional shower room

EXTERNALLY

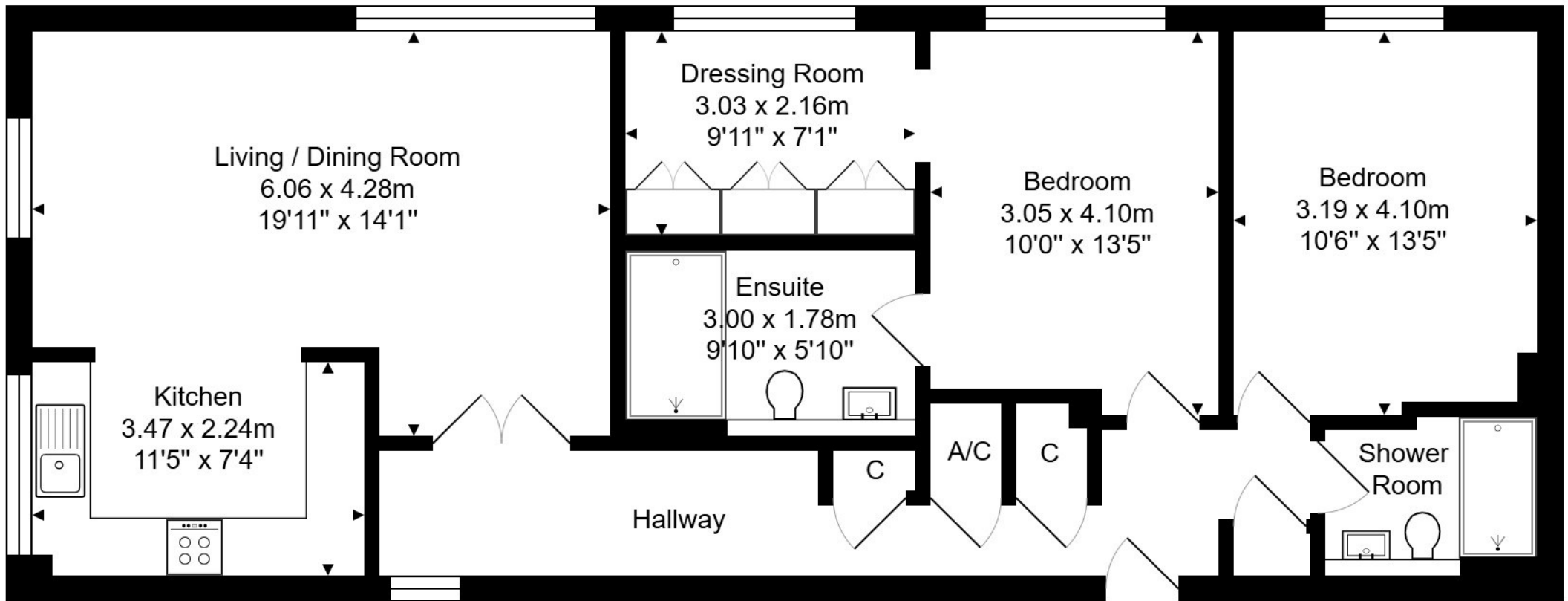
The communal gardens wrap around the building; they are well kept, predominately laid to lawn and planted with bushes and trees. There is an allocated parking space to the front of the building with additional visitors parking also available.

LOCATION

Charlecote is most conveniently situated in this select position on the prime northern slopes of the city close to open countryside. 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 also nearby. 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.







Total Area: 90.9 m² ... 978 ft²

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	74	82
England & Wales	EU Directive 2002/91/EC	



Tenure: Leasehold
Lease term: 250 years from 2020
Service Charge: £2,042.PA 26/27
Council Tax Band: 'D' £2,325.27 26/27