

whiteley helyar



618 ft²



2 bedrooms



shower room



large garage

Guide Price £335,000

4 Lansdown Grove Court, Bath, BA1 5PL

DESCRIPTION

A 1960's ground floor 2 double bedroom apartment (with level access from the pavement) in this highly sought after location on the prime Northern slopes of the city. With a full width balcony and a large single garage, the property enjoys a lovely southerly aspect and far reaching view.

ACCOMMODATION

2 bedrooms
living room with door to balcony
gas fired heating

shower room
well fitted kitchen
double glazing

EXTERNALLY

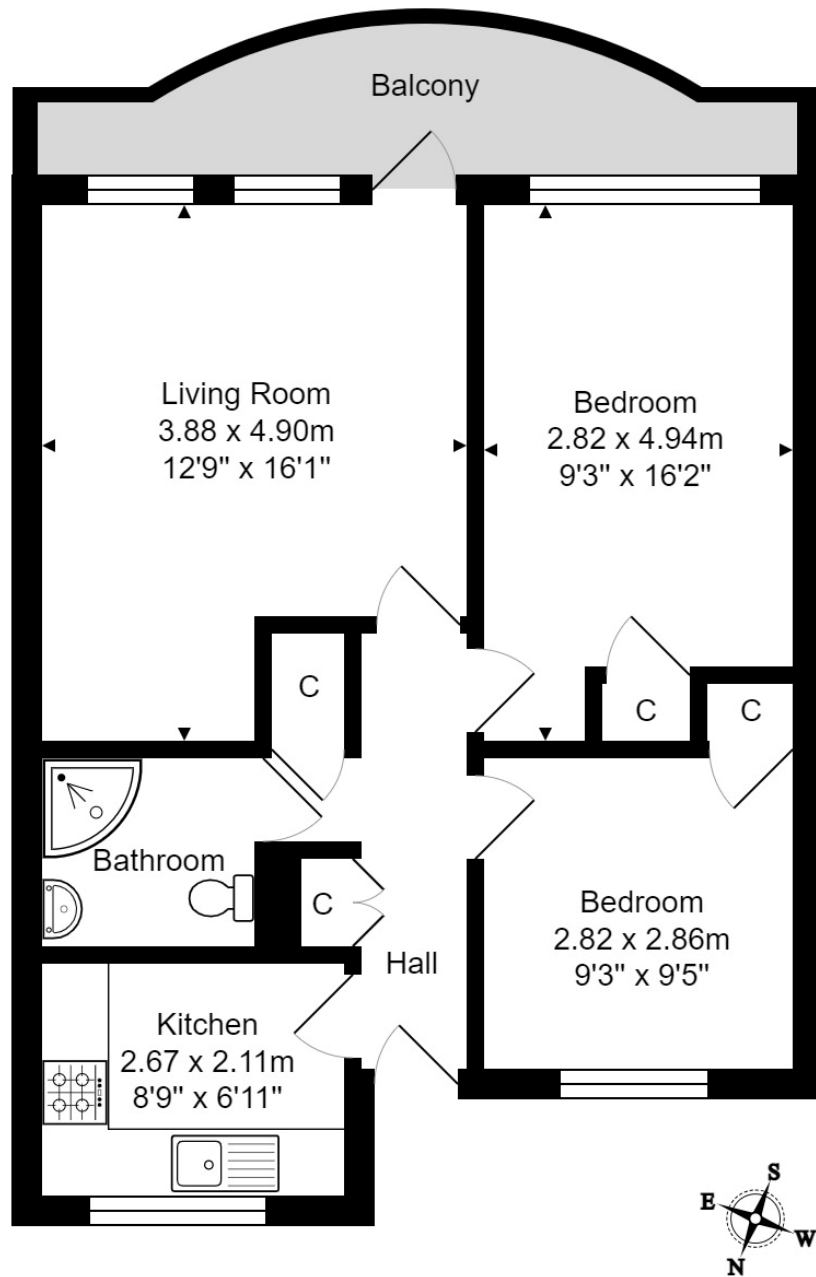
Private balcony with space for a table and chairs. Small communal grounds (rather than gardens), comprising shrubs and bushes, a garage with electrically operated overhead door and visitor parking.

LOCATION

4 Lansdown Grove Court occupies a fine, quiet and most convenient position. It is just a mile or so from the centre of Bath, whilst swift access to the M4 is available without having to cross the city.







Total Area: 57.4 m² ... 618 ft² (excluding balcony)

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.
Area includes internal and external wall thickness
www.epcassessments.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Tenure: Leasehold
Lease length: 999 years from 25/12/1962
Service charge: £950 per annum
Ground Rent : None payable
Council tax band: 'C' - £1,872.94