



**LANSDOWN ROAD, BATH, BA1**

£2,500 per month\*

**Carter Jonas**

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## A wonderful two bedroom, two bathroom Garden apartment on the ground floor in Lansdown with garden and garage. Offered furnished.

- Open plan Living Room/Kitchen/Dining Room
- Two double bedrooms
- Two bathrooms
- Rear terrace and Garden
- Garage
- Furnished

### THE PROPERTY

We are very pleased to be able to offer this wonderful ground floor garden apartment on the lower slopes of Lansdown within easy walking distance of both the train and bus stations. The property, which sits in a prime location of bath, offers contemporary light and bright accommodation of entrance hall through to open-plan Kitchen/Living Room/Dining Room with kitchen having appliances of oven and gas hob, microwave, dishwasher and fridge/freezer. There is a washing machine and tumble dryer tucked away in a large cupboard in the hallway. The living room has two sofas and a TV, and the dining area has a large dining room table. There is a fabulous glass wall looking out onto the rear garden, which is accessed via glass sliding doors. Both double bedrooms are paired with a shower/bath room making them private spaces that open up onto the hallway, where there is a laundry cupboard, and further through to the open and bright living space. Throughout, there is gas central heating which is underfloor in the open-plan reception room and kitchen, whilst the bedrooms have radiators.

The living room has a wonderful glass rear wall and sliding double doors lead out onto the rear terrace and garden which allows pedestrian access through to the garage which is situated in a block at the rear of the property. The garden is very pretty- completely enclosed and private. There is a small store shed in the garden and the property also has the benefit of a garage.

Please note there is a small store shed in the garden, but the outbuilding is not included in the tenancy. REGRET NO STUDENTS OR SHARERS.



Available for an initial 12 month tenancy.

Offered furnished.

EPC Rating D. Council Tax Band C (please see Bath & North East Somerset website for current cost) .

Mains electric, gas and mains water.

Parking is offered to the rear of the property is a garage. The garage can be accessed on foot via the garden.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2,500 per calendar month: Holding deposit of 1 week's rent £576.92 (deducted from first month's rent) Security deposit of 5 weeks rent £2884.61

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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Bath and North East Somerset, Bath - Council Tax Band C
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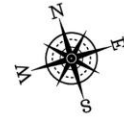
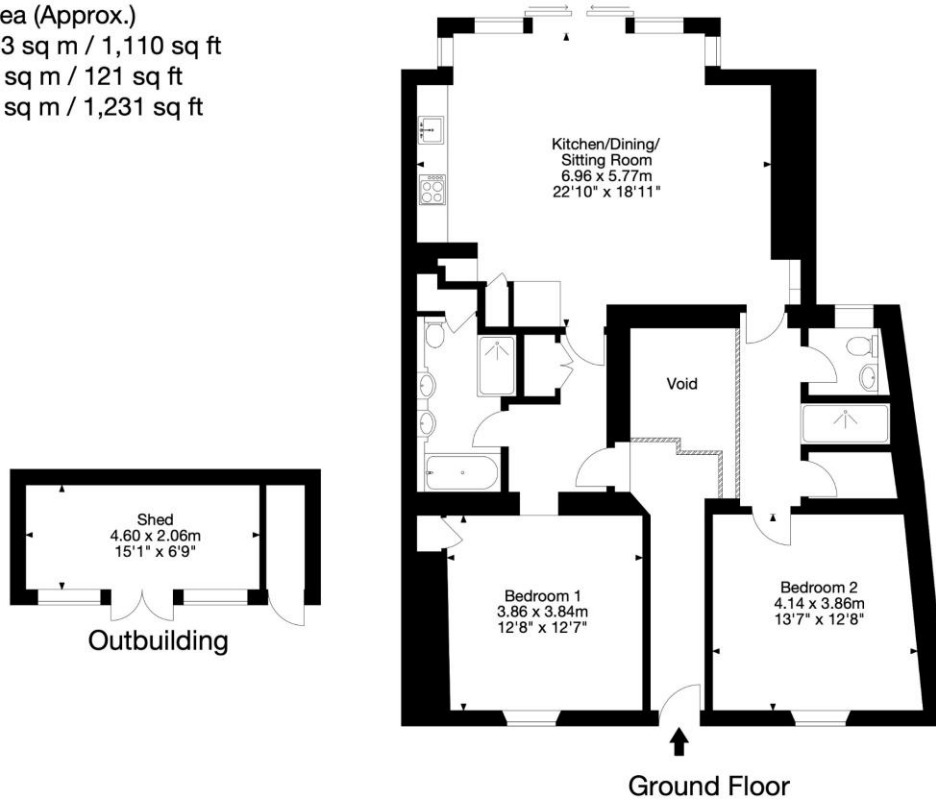
Ground Floor Flat, 6 Lansdown Road, Bath BA1 5EE

Gross Internal Area (Approx.)

Main House = 103 sq m / 1,110 sq ft

Outbuilding = 11 sq m / 121 sq ft

Total Area = 114 sq m / 1,231 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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