



**LANSDOWN PLACE EAST, BATH, BA1 5ET**  
£6,000 per month\*

**Carter Jonas**

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## An attractive 4/5 bedroom Georgian Townhouse in Lansdown Place East, adjacent to Lansdown Crescent with wonderful views and courtyard garden.

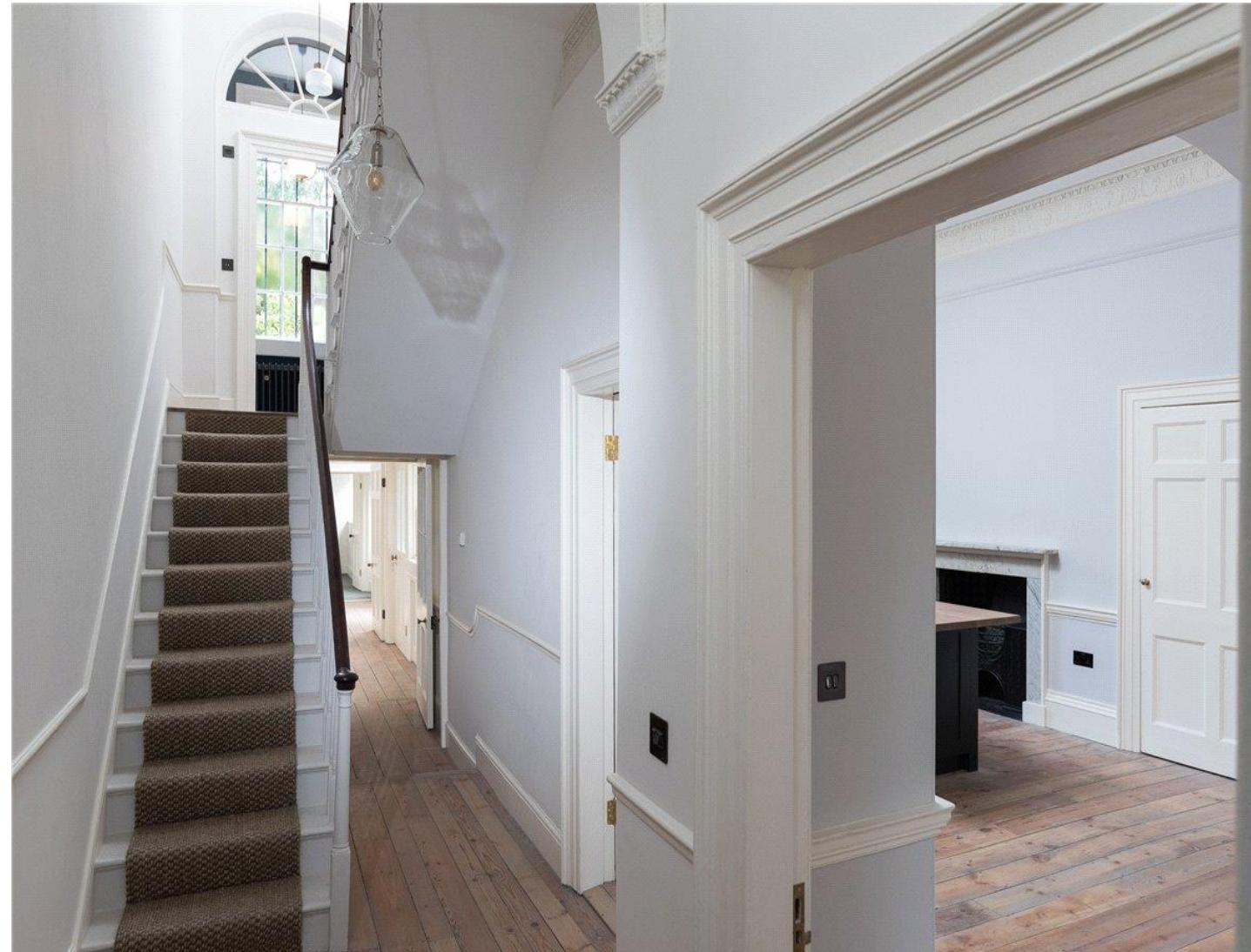
- 3 Reception Rooms
- 5 Bedrooms
- Kitchen
- 3 Bathrooms
- Utility Room
- 2 Cloakrooms
- Garden
- Residents' Parking

### THE PROPERTY

A most wonderful Georgian Townhouse, with accommodation in excess of 5000 sq. ft situated on Lansdown Place East, adjacent to magnificent Lansdown Crescent set in an elevated area of the City. The property enjoys a commanding position on the Lower Lansdown slopes and offers grand accommodation with south facing views across the City to the south. Listed Grade II, this fine example of a Georgian Townhouse has been sensitively restored within the last 8 years and combines the elegance of the period with the comfort and practicality of a contemporary home, therefore making it the ideal City family home. The accommodation comprises stunning Kitchen and Dining Room on the ground floor with Cloakroom and Utility Room, having washing machine and tumble dryer. Stairs rise to the first floor and lead to the Drawing Room with triple south facing floor to ceiling sash Georgian windows and withdrawing room. There is also a cloakroom on this floor. There is a Master Bedroom with a large en suite bathroom on the second floor and then 3 further bedrooms, a dressing room and a bathroom on the third floor. On the Lower Ground Floor is further accommodation of Reception Room, Bedroom, kitchen and utility area, and bathroom - this space would be perfect for a nanny, or relative. To the rear is a courtyard garden. This really is a most magnificent Georgian City home. Offered unfurnished and available now. Council Tax Band G. (please see Bath & North East Somerset for current cost) EPC Band D.

Available for an initial 12 month tenancy.

Mains electric, gas and mains water.



Parking: On street with permit. Two parking permits are permitted in this zone.

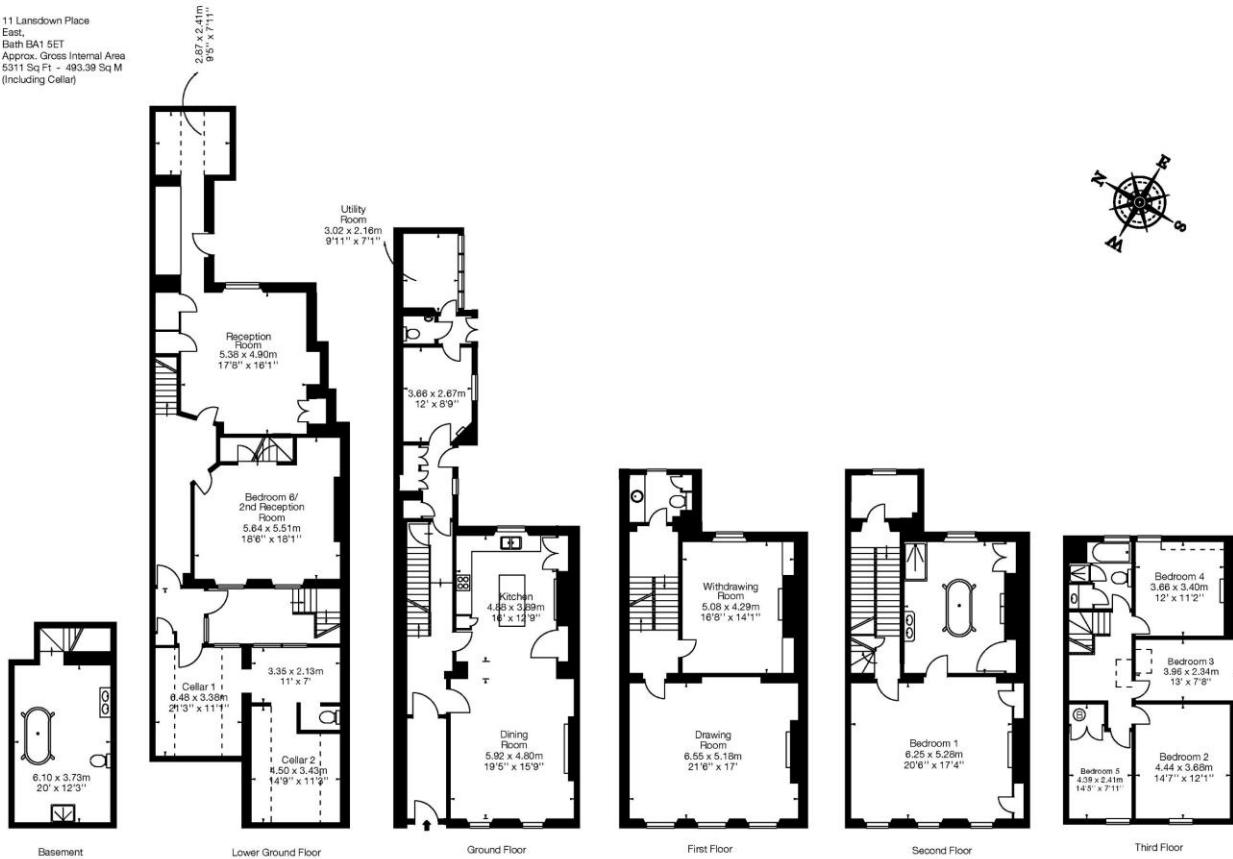
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. At a rent of £6,000 per calendar month: Holding deposit of 1 week's rent £1384.61 (deducted from first month's rent) Security deposit of 6 weeks' weeks rent £8,307.66

## ADDITIONAL INFORMATION

|                 |   |
|-----------------|---|
| Offers          | Available for a minimum term of 12 months longer terms will be considered |
| Viewing         | Strictly by appointment   |
| Local Authority | - Council Tax Band G  |
| Directions      |   |



11 Lansdown Place  
East, Bath BA1 5ET  
Approx. Gross Internal Area  
5311 Sq Ft - 493.39 Sq M  
(Including Cellar)



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All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (38-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   | 59      | 73        |
| EU Directive 2002/91/EC                     |   |         |           |

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Classification L2 - Business Data



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