



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

Carter Jonas

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

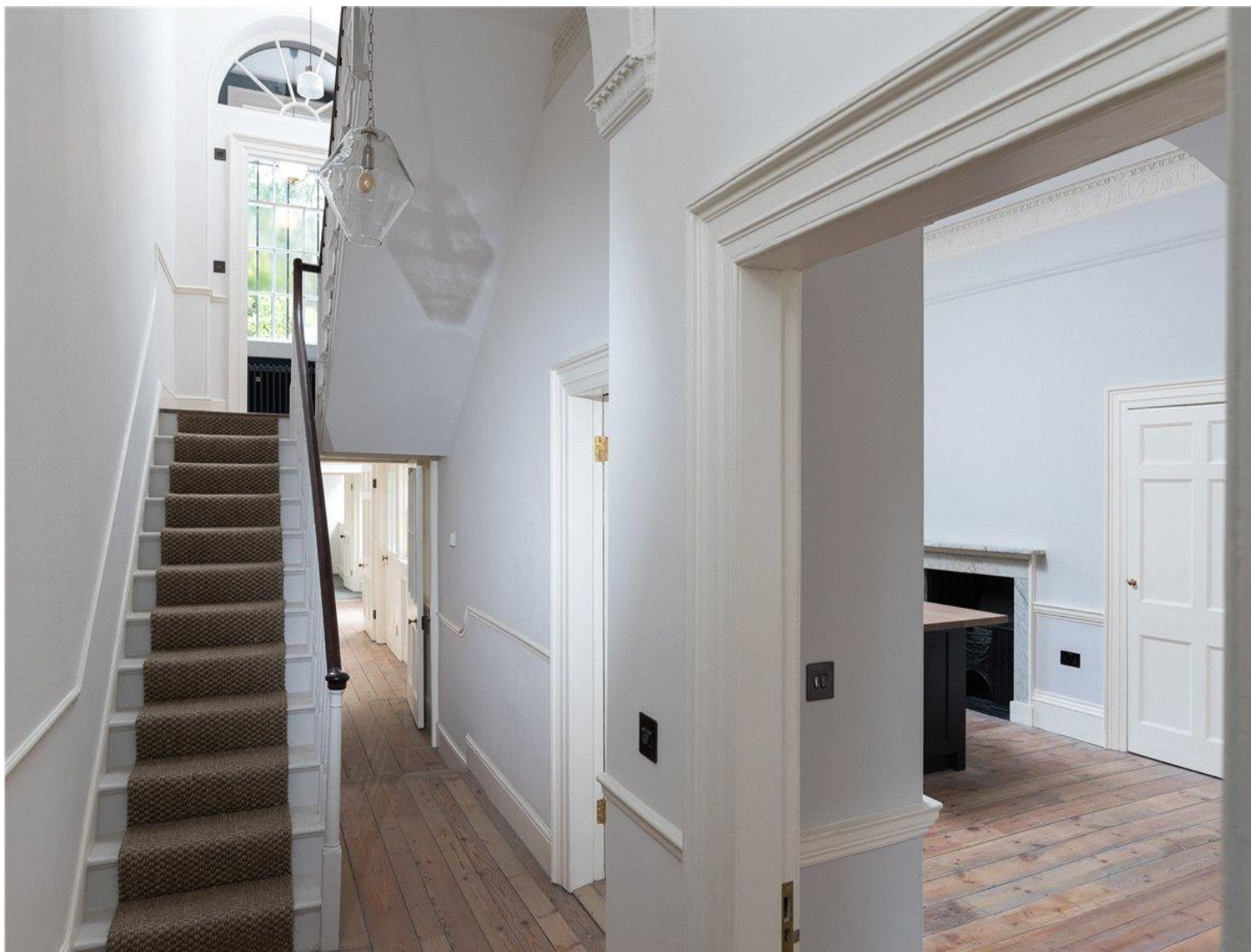
- 3 Reception Rooms
- 5 Bedrooms
- Kitchen
- 3 Bathrooms
- Utility Room
- 2 Cloakrooms
- Garden
- Residents' Parking

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.

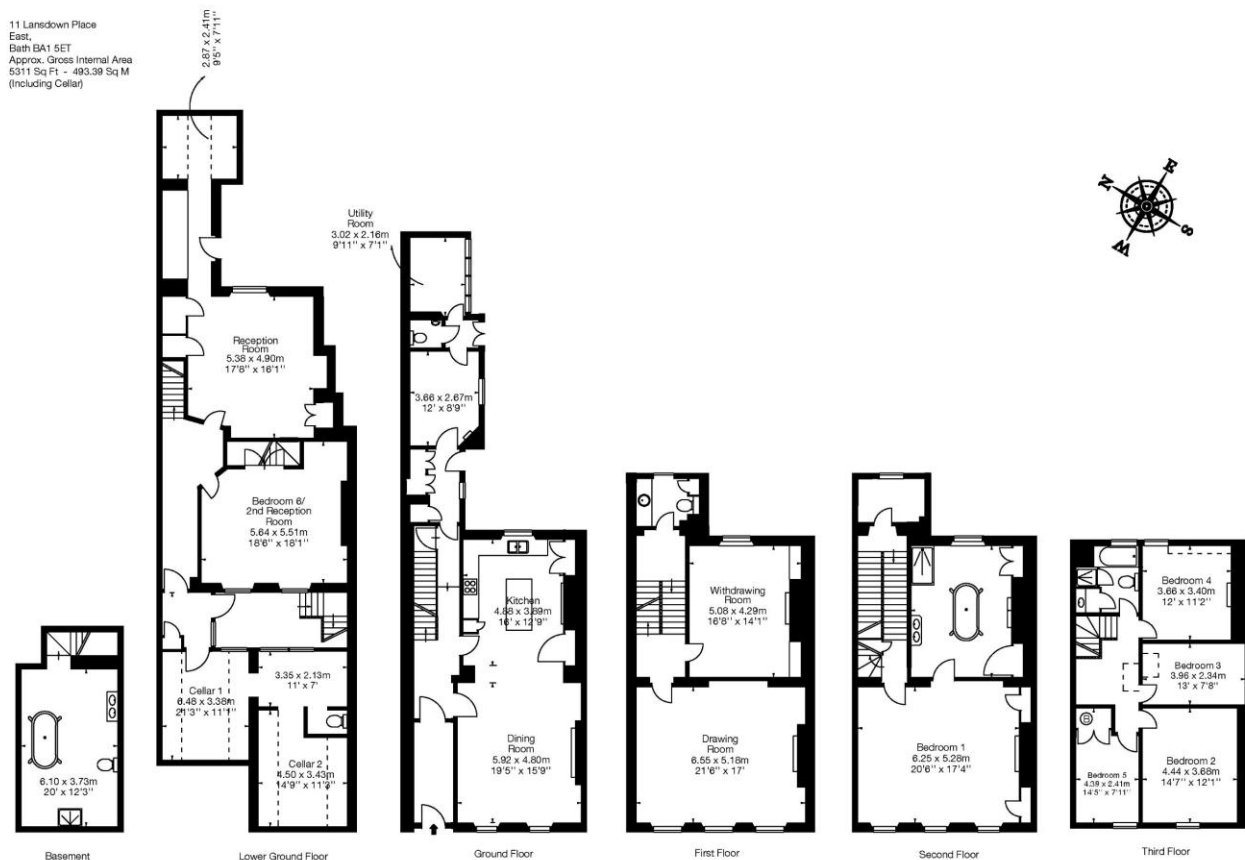
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. At a rent of £6,000 per calendar month: Holding deposit of 1 week's rent £1384.61 (deducted from first month's rent) Security deposit of 6 weeks' weeks rent £8,307.66

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	

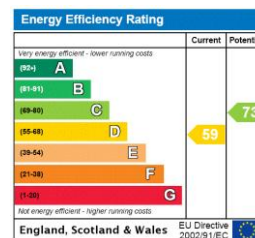


11 Lansdown Place
East,
Bath BA1 5ET
Approx. Gross Internal Area
5311 Sq Ft ~ 493.39 Sq M
(including Cellar)



©Capture Property Marketing 2017. Drawn to RICS guidelines.
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.

Ca



T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.