



6 LANSDOWN ROAD, BATH, BA1 5EE

£2,500 per month*

Carter Jonas

A wonderful two bedroom, two bathroom Garden apartment on the ground floor in Lansdown with garden, garage and off-street parking space. Offered furnished.

- Open plan Living Room/Kitchen/Dining Room
- Two double bedrooms
- Two bathrooms
- Rear terrace and Garden
- Garage
- Off street parking space
- 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 an off-street parking space at the rear of the property, being almost opposite the garage.

Please note there is a small store shed in the garden, but the outbuilding is not included in the tenancy.



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 in a private off street space, in addition to a single garage. The parking can be accessed on foot via the garden.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Bath and North East Somerset, Bath - Council Tax Band C

Directions



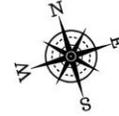
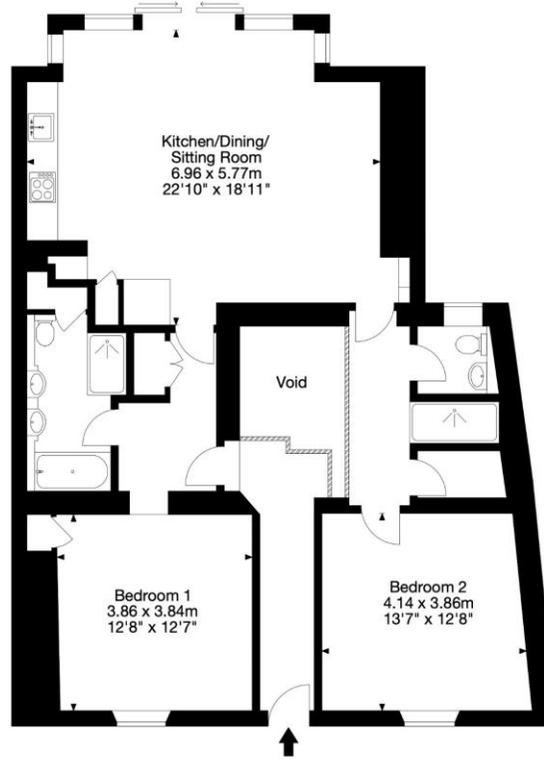
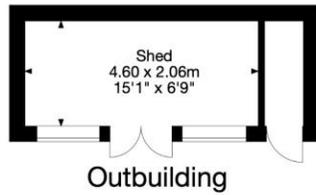
Ground Floor Flat, 6 Lansdown Road, Bath BA1 5EE

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



Ground Floor

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			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-48)	D	61	73
(28-54)	E		
(21-58)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.