



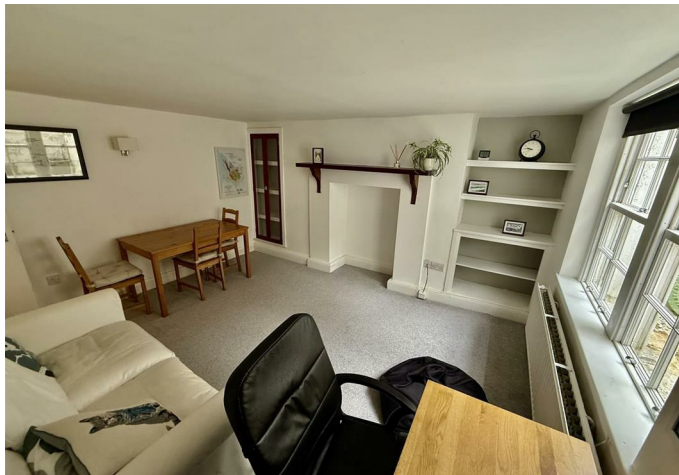
📍 Basement Flat, 13 Lambridge Place, Bath, BA1 6RU

📄 Auction Guide £150,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 30
- Guide Price £150,000+

🏠 Leasehold - Share of Freehold

🏠 EPC Rating C



LOT 30
FOR SALE BY ONLINE AUCTION
THURSDAY 10th JULY 2025
GUIDE PRICE £150,000+

A well presented 1 bedroom Grade II Listed basement flat situated in the heart of Larkhall village with its numerous amenities and within easy reach of Bath city centre.

The accommodation comprises; communal entrance hall, hall, living/dining room, refitted kitchen, double bedroom with storage area and refitted bathroom. Communal parking area on a 'first come first served' basis. The property has attractive sash windows and gas central heating.

The property is leasehold with over 900 years remaining with a share of freehold. Ground rent of £25pa and service charge about £1,850pa.

Ideal investment with potential income of about £13,000pa.

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Situation & Description

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Viewings

To arrange a viewing, contact: Corsham Office on 01249 712039.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

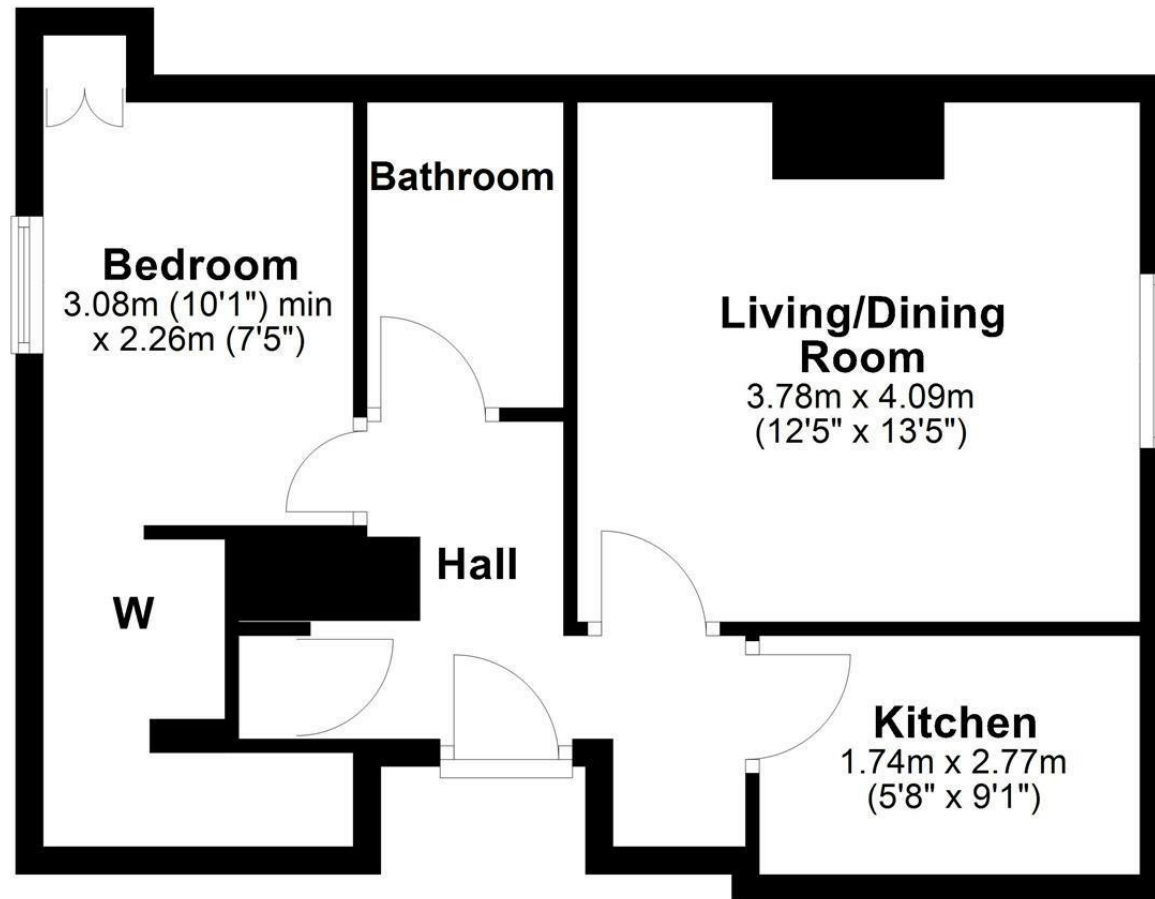
Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.



Ground Floor



Total area: approx. 42.6 sq. metres (458.2 sq. feet)

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