ASPIRE
TO MOVE

21 Sion Road, Bath, BA1

An exceptionally well positioned maisonette with parking and extensive gardens in desirable Lansdown.

Sion Road sits off Lansdown Road, on the northern side of the city, surrounded by excellent schools and amenities and having good access straight into the city centre and to the M4 motorway to the north.

Lansdown Tennis club is nearby with excellent tennis, squash, and croquet facilities as well as a large and active bar and restaurant. A regular bus service is just outside the property and there are excellent walks on your doorstep to Charlcombe and up to Beckford Tower. The Hare & Hounds pub is a short walk up the hill and offers excellent gastropub food and stunning views.

The World Heritage City of Bath is renowned for its cultural, sporting and leisure amenities including an ample selection of shops, bars, restaurants, Bath Thermae Spa and The Theatre Royal as well as the excellent University Campus Sports Centre at Claverton Down. The city centre is within easy reach on foot or regular bus services. Junction 18 (M4) giving access to London, North Bristol, the South West, Wales and Midlands (via the M5) is within 7 miles. High speed rail links to London Paddington (approximately 90 minutes) are available from Bath Spa Station and also links to Bristol Temple Meads and the West Country rail network.

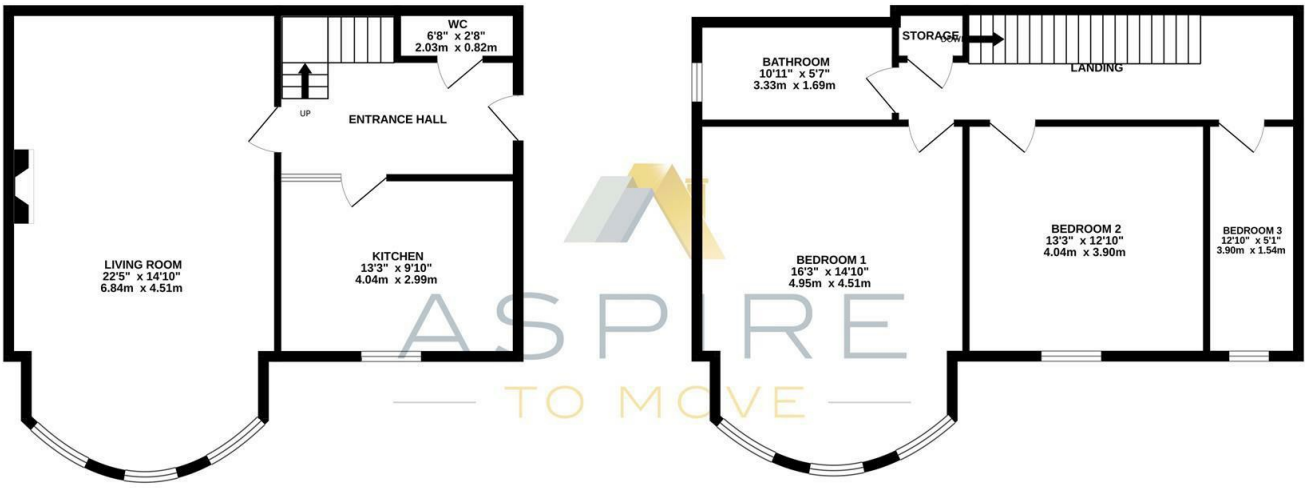
£3,000 PCM

- Recently renovated
- Unfurnished
- Available now
- Council tax band E
- Maisonette
- 1 Bathroom
- 3 Bedrooms
- 1 Parking Space
- Garden
- Holding deposit - £692.00

Floor Plans

GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



HILL HOUSE, BATH, BA1

TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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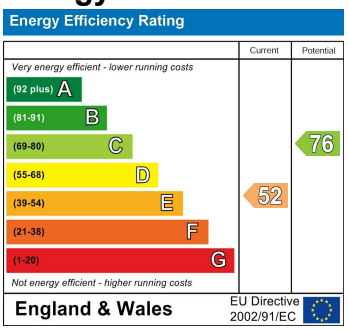
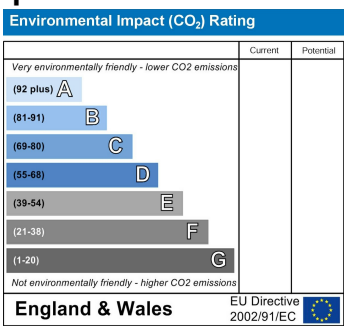
Energy Performance Graph





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