



ASPIRE

— TO MOVE —



Lansdown Square East, Bath, BA1

A modern, tastefully decorated four bedroom terraced house located in this popular new development in Lansdown. Available now and offered unfurnished.

Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone townhouse is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools. The popular pub, the Hare and Hounds is located within a 10-15 minute walk and there is a SPAR convenience store located within a 5-10 minute walk.

£4,500 PCM

Lansdown Square East, Bath, BA1

- Four double bedrooms
- Front bin store with outside tap
- Available now
- Holding deposit: £1038
- Fantastic open plan living space
- Allocated parking
- Unfurnished
- Garage with electric
- Two terraces and rear garden
- Council tax band G

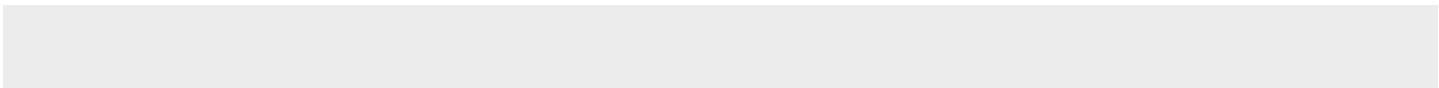
A four-bedroom, modern townhouse, on the sought-after northern slopes of Bath. Offered unfurnished.

Inside, the high ceilings and open plan spaces are complemented with discreet storage, clean lines and slick decor. There are engineered oak floorboards throughout the first two floors, with underfloor heating on all three. The hallway has floor-to-ceiling built-in cupboards, doors to a WC and utility room on the left and, straight ahead, a doorway into the L-shaped open plan kitchen, dining and living rooms. It's an impressive layout, with sliding glazed doors opening directly into the garden, seamlessly linking the indoor and outside spaces. The kitchen has soft taupe coloured units, including a large central island, integrated Siemens appliances including two ovens, two fridge-freezers, a dishwasher, a wine fridge, and a Quooker boiling, filtered cold and sparkling tap. Most of the cupboards have been enhanced with pullout drawers to increase storage and improve access.

On the first floor, the reception room extends the full depth of the house and has sliding doors to a generous L-shaped outside terrace at the rear. The addition of a modern, electric fireplace creates a focal point to the room. Storage has been added with a contemporary fitted cupboard. The master bedroom has full-height fitted wardrobes and matching vanity unit, an ensuite with shower and sliding glazed doors onto the outdoor terrace. Another bedroom on this floor - which is currently used as an office/snug - faces the front of the house and has more useful built-in storage. On the second floor, there are two bedrooms, a family bathroom, and two glazed doors onto another spacious outside terrace at the side of the property. Both bedrooms have built-in wardrobes.

The rear garden is accessed from the kitchen/dining room, the decking providing a smooth transition in and out. The garden has a paved oval area at the centre and evergreen planting filling the spaces it creates to the borders





Floor Plan

Gross Internal Area (Approx.)
 Main House = 201 sq m / 2,163 sq ft
 Garage = 21 sq m / 226 sq ft
 Total Area = 222 sq m / 2,389 sq ft



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC