



**£1,750 Per month**

## **Lansdown Place West, Bath, BA1**



Available immediately, this immaculately presented two-bedroom second-floor apartment enjoys a prime position on sought-after Lansdown Place West. Offered unfurnished, with video and in-person viewings available.

Lansdown Place West is one of Bath's most sought-after residential addresses, situated on the city's prestigious northern slopes. Renowned for its elegant Georgian architecture and peaceful surroundings, the area is within easy reach of Bath city centre, offering an excellent selection of shops, restaurants, cafés and cultural attractions. Residents also benefit from regular bus services, nearby parks and scenic countryside walks, as well as convenient access to the M4 via the A46.

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# About the property

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Video and in-person viewings available on this beautifully presented second-floor, two-bedroom apartment, ideally situated in the highly sought-after Lansdown Place West. The flat features double glazed windows throughout, and is offered unfurnished and available immediately.

Occupying a prestigious position on Bath's desirable northern slopes, this charming apartment forms part of a wing attached to one of the city's iconic crescents. Enjoying views across a picturesque lawn, often grazed by sheep, the property offers a peaceful setting while remaining less than a mile from Bath city centre. Excellent bus links provide easy access into the city, and the location also offers convenient access to the M4 without the need to drive through Bath.

The apartment is presented in immaculate condition throughout. A well-maintained communal entrance leads to the second floor. There is a bright and spacious living room with two south-facing windows, allowing plenty of natural light. The separate kitchen provides space for a small dining table and is well equipped with a range of base and wall units, a double oven, induction hob, integrated fridge/freezer and dishwasher. Both Kitchen and bathroom have underfloor heating.

Both bedrooms have lovely views to the rear. The generous principal bedroom benefits from built-in wardrobes, while the second bedroom is ideally suited as a guest room, nursery or home office. The bathroom is fitted with a shower over the bath, WC and wash basin, and a useful airing cupboard houses a washer/dryer. There is also a useful storage area above the bathroom which can be utilised by the tenants.

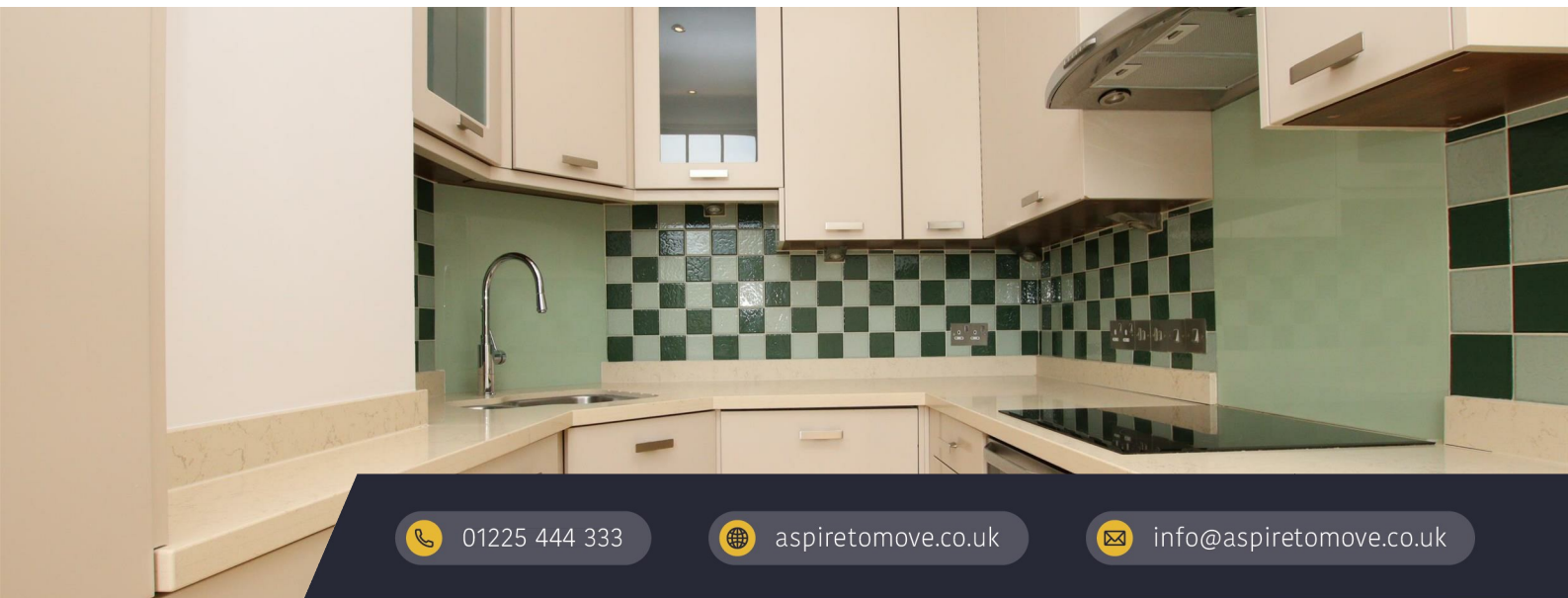
Offered unfurnished and available for immediate occupation. Parking available via on street, permit parking.

Council Tax Band C: £2,066.91 per annum.

**Council tax band: C**

**£1,750 Per month**

- Two bedroom flat
- Double glazed windows throughout
- Integrated white goods and washer/dryer provided
- Available now
- Council tax band C
- Second floor
- Immaculately presented
- Unfurnished
- Holding deposit: £403
- Video viewing available



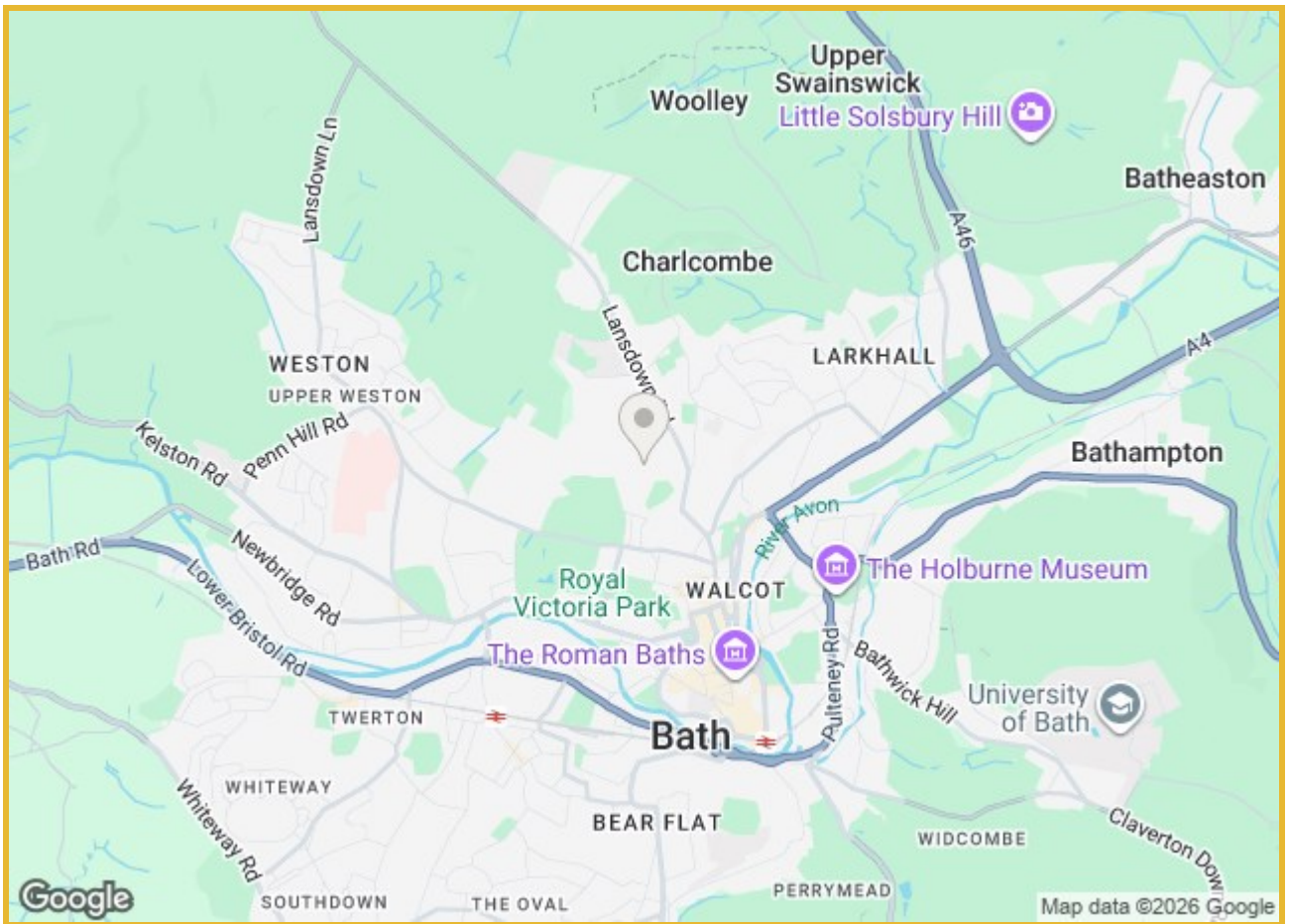
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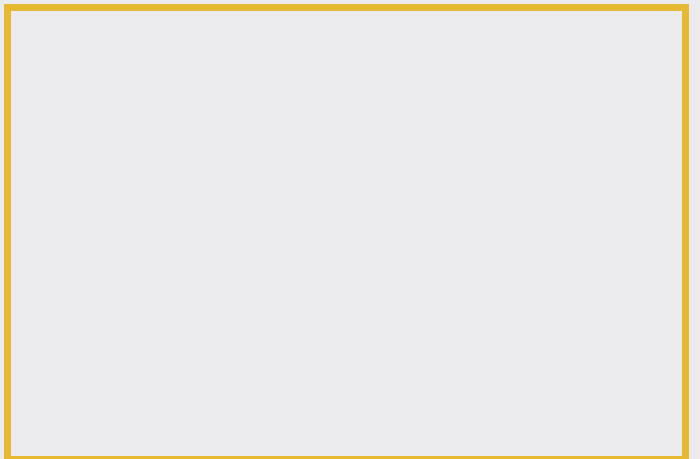
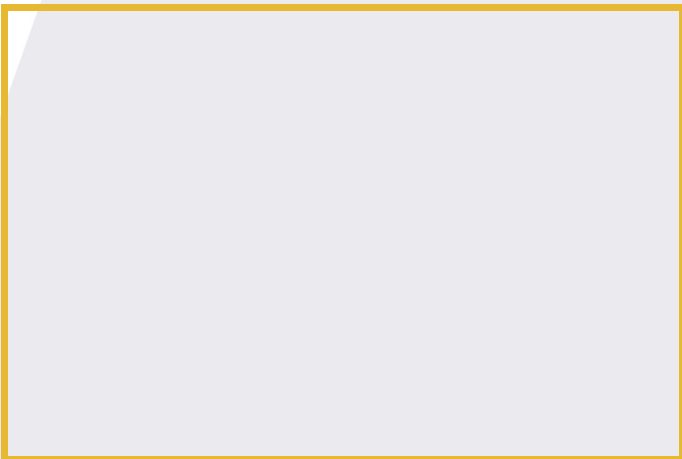


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# Floor Plan

SECOND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



LANSDOWN PLACE WEST

TOTAL FLOOR AREA - 657 sq.ft. (61.1 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 Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 