

**Ground Floor Flat, 6 Lansdown Crescent, Bath BA1 5EX**  
 Approx. Gross Internal Area  
 Main House - 853 sq ft - 79 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER::** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

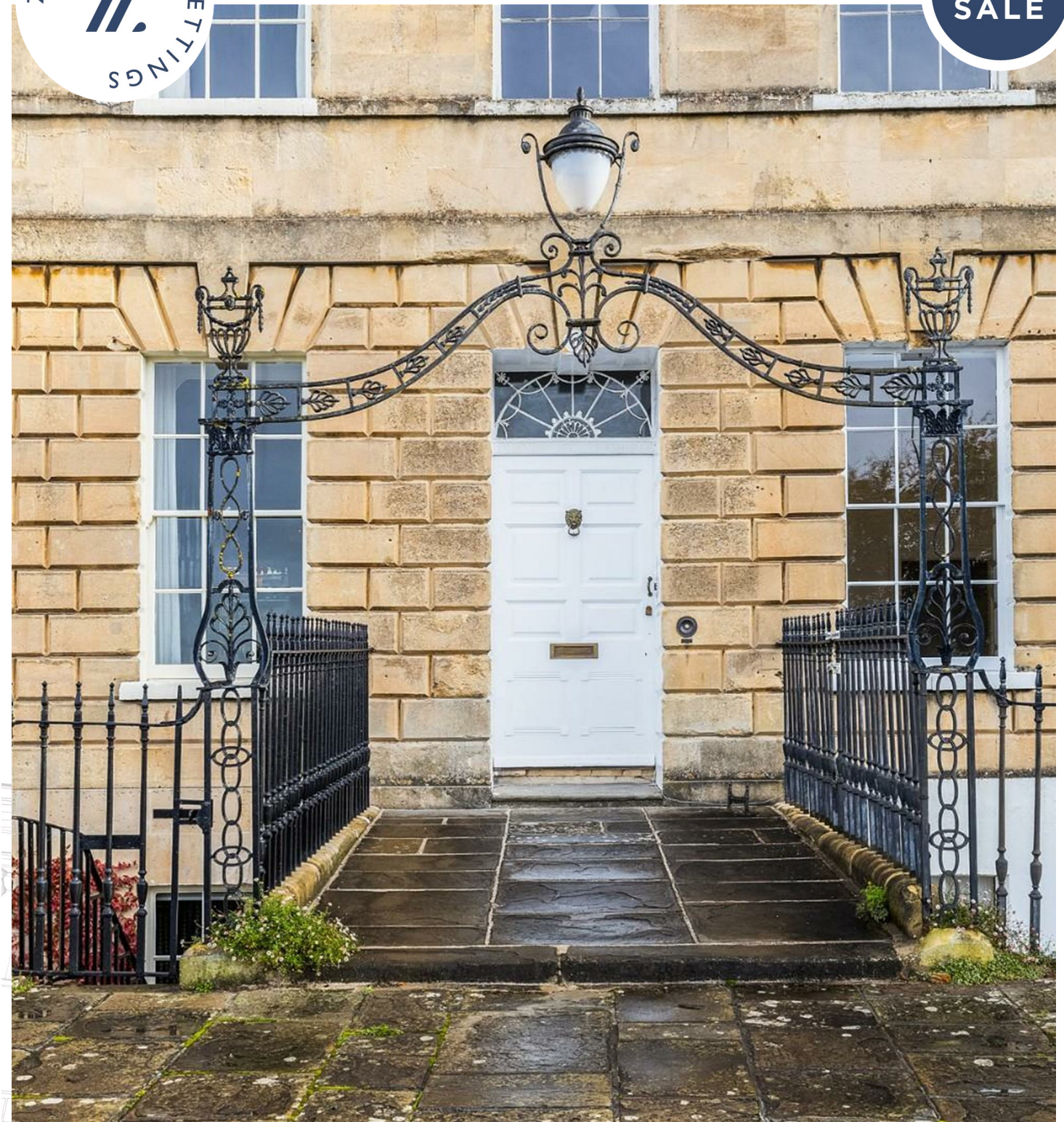
**ZEST ESTATE AGENTS**

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**LANSDOWN CRESCENT, BATH  
 BA1 5EX**

**GUIDE PRICE  
 £500,000**

**1 BEDROOM APARTMENT - GARDEN**

- Handsome one bedroom ground floor apartment within Lansdown Crescent
- Well equipped contemporary kitchen and bathroom
- On street permit parking
- Spacious south facing living room, overlooking the city
- Private walled rear courtyard garden
- Leasehold, Council tax band D, Garden 1 Listed



**Description**  
A handsome one bedroom ground floor apartment along the impressive Lansdown Crescent. This is one of Bath's most distinctive crescents, set in an elevated position on the north side of Bath. As you enter the grand entrance hall, the apartment is accessed to the right through two private doors. Greeted immediately by a South facing living room with two sash windows, you have far reaching views over the Bath skyline and field below. This room boasts a lovely period fireplace and beautiful ornamental cornicing. The spacious double bedroom towards the back of the property is quiet and secluded, has a built in wardrobe and overlooks a private walled courtyard. A fully fitted contemporary kitchen and bathroom with underfloor heating complete the property. On street permit parking.

**Location**  
Lansdown Crescent, one of Bath's most desirable crescents designed by John Palmer in the late 1700's. A short walk into the heart of the city via scenic footpath or accessible main road, there is culture and leisure right on your doorstep. Museums, art galleries and theatres, a wonderful selection of bars, cafés and restaurants, plus excellent shopping can all be found within a short distance. Set above the city you can retreat to peace and quiet of Lansdown whilst maintaining prime location. A high speed rail link connects Bath to London Paddington.

**Tenure**  
Share of freehold  
Residue of 999 year lease  
Annual management fee of £1071 - subject to change

