

whiteley helyar



788 ft²



2 bedrooms



bathroom



off street parking

Guide Price £325,000

Flat 3 Beaumont House, Lansdown, Bath, BA1 5RD

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A spacious two bedroom apartment on the first floor of an elegant detached period house in the city's most sought after area of Lansdown with off road parking, pleasing open views and generous, light and bright accommodation.

ACCOMMODATION

2 bedrooms
large living/dining room
gas fired heating

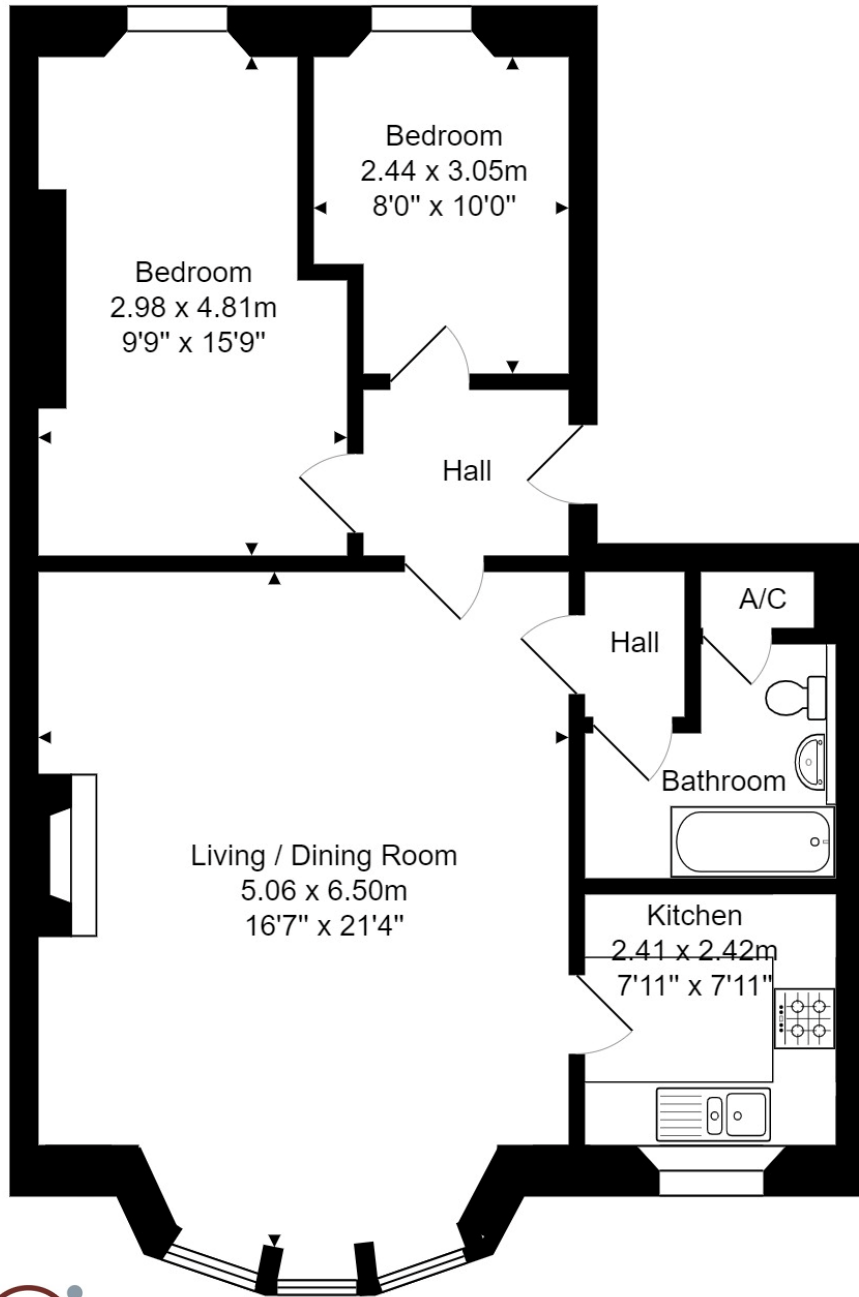
bathroom
separate kitchen
private car parking space and additional shared visitors space

LOCATION

Beaumont House occupies a most convenient and popular position, set back and away from Lansdown Road on the city's highly sought after Northern slopes. It is within a very short walk of Royal High and Kingswood Schools, whilst the countless shops and amenities in the centre of Bath are just over a mile away – well served by frequent buses. Additionally, swift access to the M4 is available without having to cross the city.

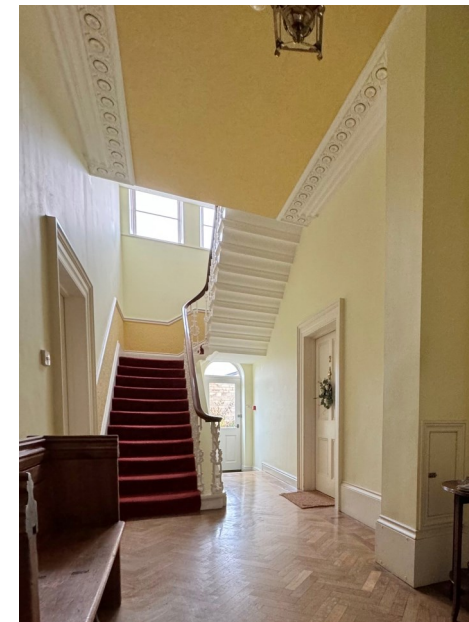






Total Area: 72.2 m² ... 778 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, window rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness



Communal Hallway

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Service Charge: £120.25pm
Council Tax Band: 'D' £2,107.05