

KIT JOHNSON

residential



Lansdown Mansions, Bath

£320,000

In Need of Updating. Two Bedroom Ground Floor Apartment. EPC Grade D



11 Lansdown Mansions
Lansdown Road
Bath
BA1 5ST

PRICE: £320,000

An exceptional opportunity. On the open market for the first time since 1975 and built by Smith & Lacey in 1965, a spacious ground floor apartment with a private entrance in an extremely sought after location close to Lansdown Crescent. In need of refurbishment throughout, this could be an excellent investment or home to live in. Personal door, hall, dining room opening to the living room, kitchen with door out to the private patio garden and storeroom. Two double bedrooms and a bathroom. Beyond the gardens there is a single garage in a block. To walk down to the City takes about fifteen minutes. Highly recommended.

Circa 1965

**Purpose Built Ground Floor
Apartment**

Private Entrance

Two Reception Rooms

Two Bedrooms

Private Patio Garden

Garden Store

Garage

886 Sq Ft (82.4 Sq Mt)

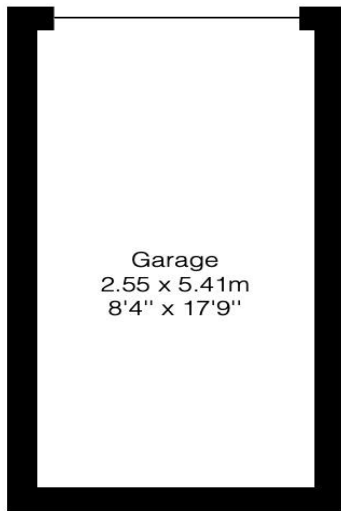
**999 Yr Lease (Share of
Freehold)**

**Internal Management
Company £720.00 Per Annum**

**Updating Required
Throughout**

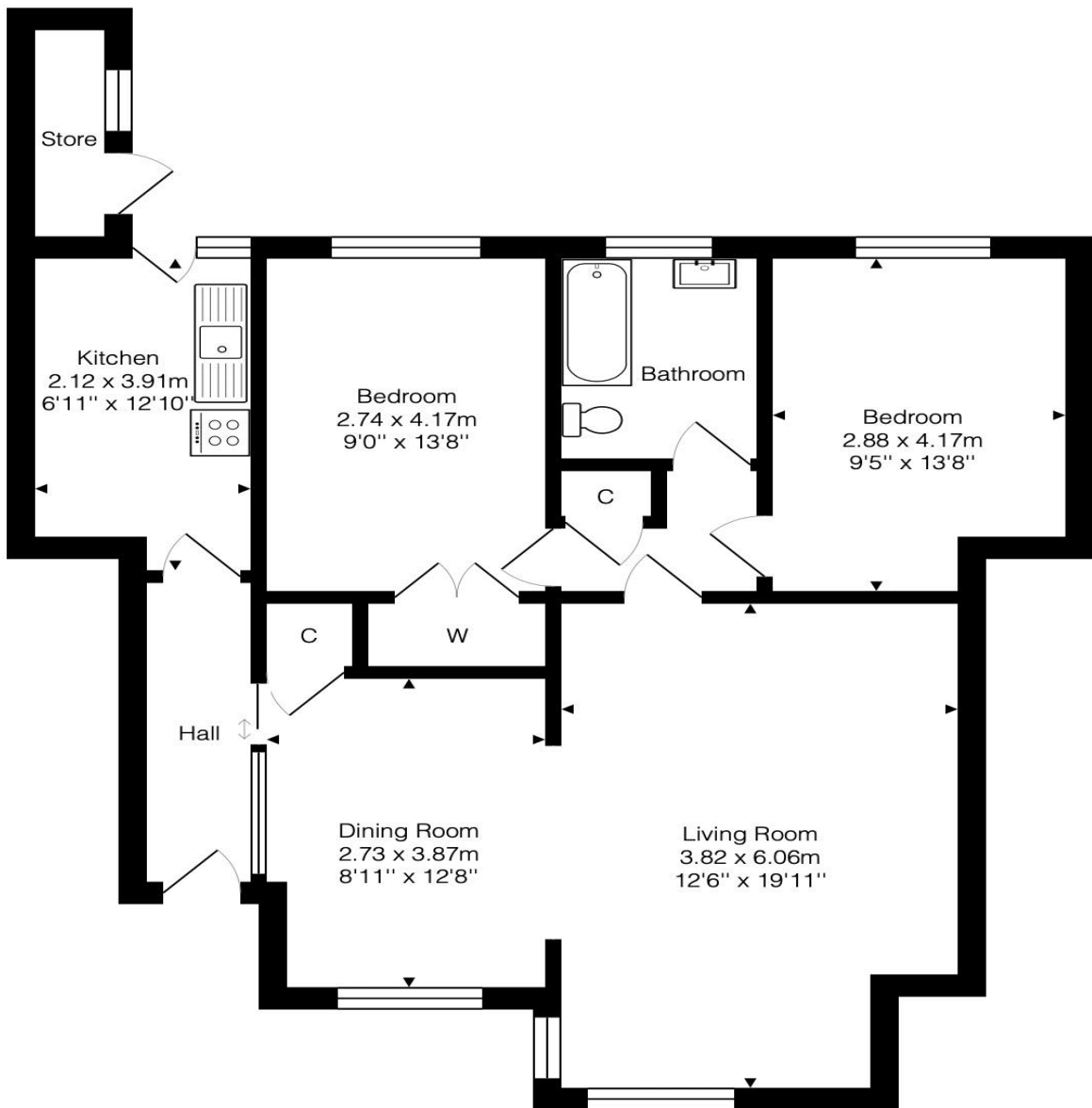
**Gas, Electricity, Water &
Telephone Line**





Garage
2.55 x 5.41m
8'4" x 17'9"

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26-33 High St
Weston
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Store

Kitchen
2.12 x 3.91m
6'11" x 12'10"

Bedroom
2.74 x 4.17m
9'0" x 13'8"

Bathroom

Bedroom
2.88 x 4.17m
9'5" x 13'8"

Hall

Dining Room
2.73 x 3.87m
8'11" x 12'8"

Living Room
3.82 x 6.06m
12'6" x 19'11"

Total Area: 82.4 m² ... 886 ft² (excluding store, garage)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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