



**BROCKHAM END MEWS, LANSDOWN, BA1**  
£1,500 per month\*

**Carter Jonas**



# **BROCKHAM END MEWS, LANSDOWN, BATH, BA1 9BZ**

3-bedroom mews apartment situated to the north of Bath City centre and almost adjacent to Bath Racecourse having balcony and parking.

- 3 Bedrooms
- Living Room
- Kitchen
- 2 Bathrooms
- Private parking
- Balcony

## **THE PROPERTY**

Situated to the north of Bath City centre and almost adjacent to Bath Racecourse, approx. 8 miles south of junction 18 of the M4 and 1.5 north of Bath city centre and approached across Lansdown Golf Course by way of a long private road. Contemporary first floor duplex accommodation of light and bright living room through to open-plan kitchen with all appliances, 2 bedrooms, bedroom 3/study, bathroom with shower and en-suite facilities with bedroom 1.

There are marvellous, far-reaching, westerly views from the private balcony, and an allocated parking space.

Offered unfurnished and available 14th October 2024. EPC Band B. Council Tax Band E.

HOLDING DEPOSIT - One Week's Rent = £346.15 (Deducted from first month's rent) DEPOSIT OF FIVE WEEKS RENT = £1,730.75

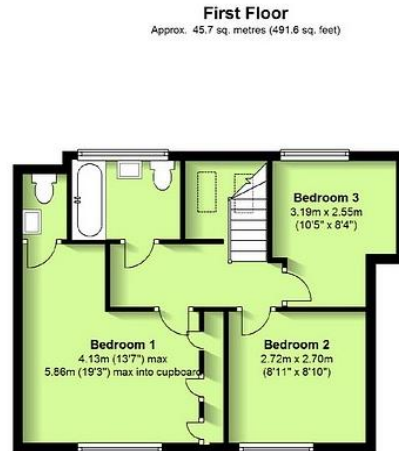
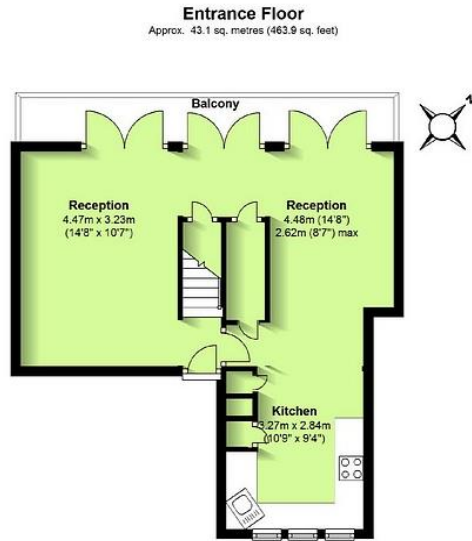


**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E







Total area: approx. 85.1 sq. metres (915.8 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Floorplan Produced by Westcountry EPC.  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data



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