



**ALLENBY HOUSE SOUTH, LANSDOWN ROAD, BA1 5RE**  
£3,500 per month\*

**Carter Jonas**

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## A most wonderful Ground Floor Garden apartment in a period residence on the lower Lansdown slopes with 3 bedrooms, 2 bathrooms and an off-street parking space.

- Open plan Kitchen/dining/living room
- 3 double bedrooms
- 2 bathrooms
- Rear courtyard
- Communal Garden
- Off-street parking space

### THE PROPERTY

A most handsome apartment situated on the ground floor of an impressive Victorian Villa set back off Lansdown Road in a leafy area and enjoying a sunny east west aspect. Having been the subject of complete renovation in recent years, this ground floor apartment has a light and spacious open-plan kitchen/dining/living room space with double doors out on to a rear terrace. There are 3 double bedrooms, 2 bathrooms (one en-suite) and an allocated off-street parking space (which could fit two cars parking in tandem), in addition to on-street parking which is zone free. In addition to being an easy walk in to the City Centre, there is also the park and ride bus stop right outside.

The smart west facing private terrace is accessed via the sitting room and this terrace opens up onto a large communal garden which is shared with the other residents (6 apartments in total). The garden and communal areas are beautifully maintained. This really is a wonderful garden apartment in a prime Bath location. Available early April 2025. Holding deposit of one week's rent = £807.69 (deducted from first month's rent ) 5 weeks' rent deposit = £4038.46 Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band E (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water.

Parking: For two small cars in tandem outside the apartment and zone free on street parking.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.



## OUTSIDE

The apartment enjoys a private west facing terrace that is open onto the communal garden area.

## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority Bath and North East Somerset, Bath - Council Tax Band E

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Directions

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Allenby House,  
Bath, BA1 5RE  
Approx. Gross Internal Area  
1366 Sq Ft - 126 Sq M



Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-58)	F		
(1-10)	G		
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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