



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

**Carter Jonas**



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## Wonderful furnished second and third floor 3 bedroom maisonette in beautiful Victorian villa on upper Lansdown slopes with off street parking space, garage and communal gardens.

- Sun Room
- Living Room
- Kitchen/Dining Room
- Study
- 3 Bedrooms
- 2 Bathrooms
- Communal Gardens
- Garage
- Off street parking

### THE PROPERTY

A very smart second and third floor maisonette which forms the upper levels of a handsome Victorian Villa situated on the upper Lansdown slopes, set back off Lansdown Road. The front door leads into a summer room area, glass with lots of light, a perfect space to sit and read in the sunshine. Stairs rise up to the apartment which has a study area, and hallway through to Living Room with west facing windows across communal garden, another small study, 2nd bedroom, kitchen/dining room into bay window, master bedroom and shower room and then stairs rise to next level where there is a further double bedroom and bathroom. With over 1700 sq. ft of accommodation, this is a substantial apartment which offers the huge benefit of an off street parking space and a garage. Really must be seen to be fully appreciated. Council Tax band E, (please see Bath & North East Somerset website for current cost). EPC Band E.

Available from 5th May for an initial 6 month tenancy, but could be offered for longer. Please note this property is furnished.

Mains electric, gas and mains water.

Parking: One off street parking space and one garage.





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

Garage is accessed via shared access in the driveway.

At a rent of £3500 per calendar month: Holding deposit of 1 week's rent £807.69 (deducted from first month's rent). Security deposit of 5 weeks rent £4038.46

# **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
Directions	

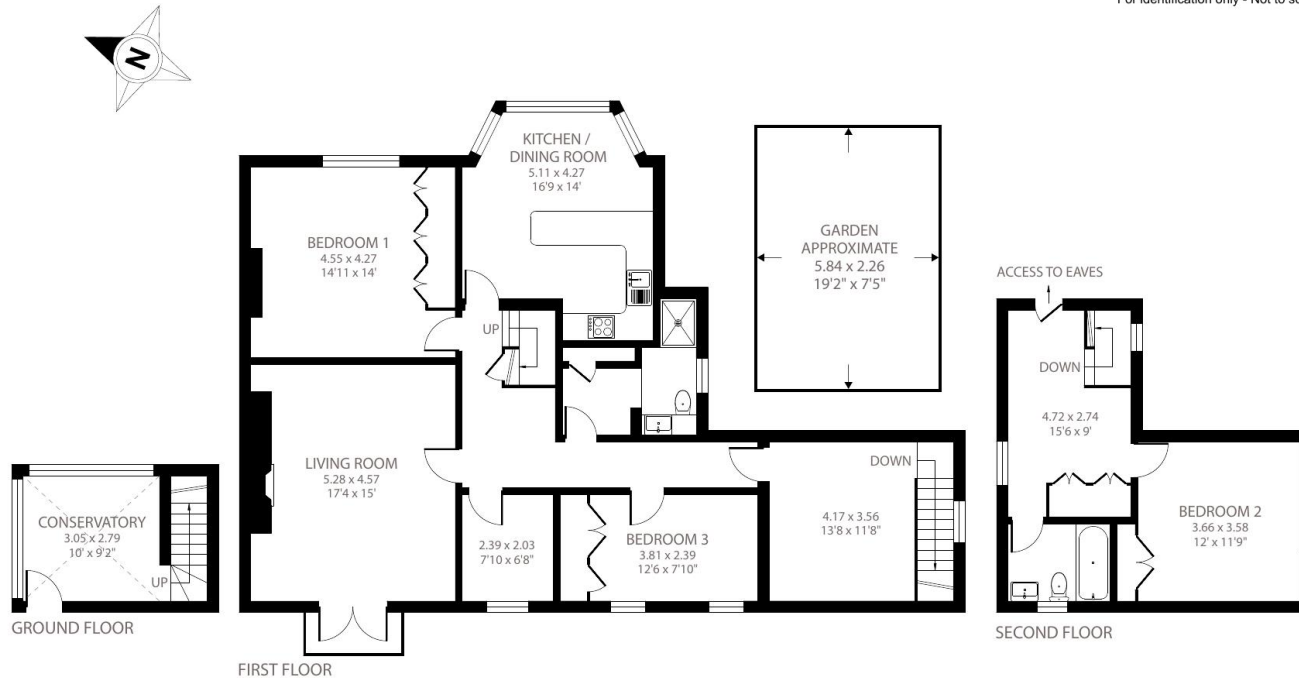




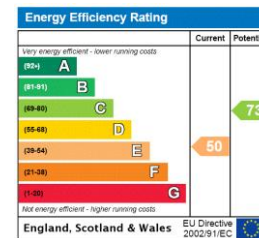
# Lansdown Road, Bath, BA1

Approximate Area = 1731 sq ft / 161 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 933159



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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