



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

Carter Jonas

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

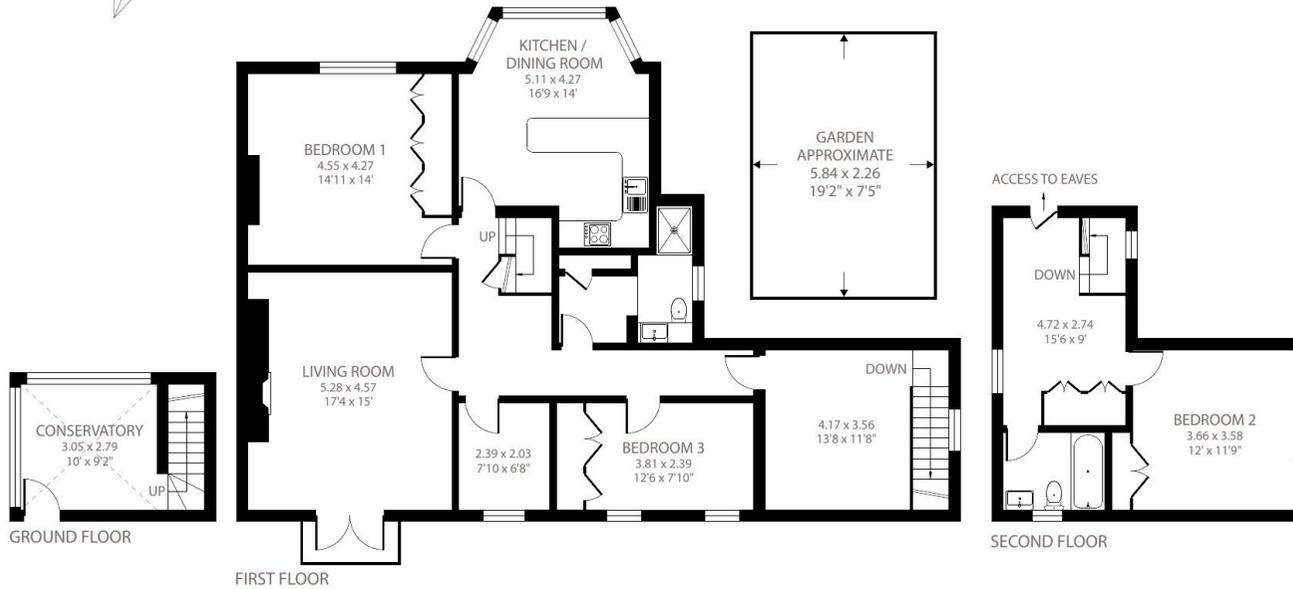
Directions



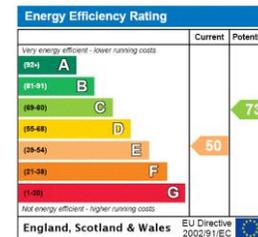
Lansdown Road, Bath, BA1

Approximate Area = 1731 sq ft / 161 sq m

For identification only - Not to scale



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



T: 01225 747250
 5-6 Wood Street, Bath, Somerset, BA1 2JQ
 E: bath@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.