



FLAT 4, HARTLEY HOUSE

Bath

Carter Jonas

FLAT 4, HARTLEY HOUSE, 37 BELVEDERE, BATH, SOMERSET, BA1 5HR

ACCOMMODATION

Entrance hall • One double bedroom • Living room • Kitchen • Shower room

DESCRIPTION

A lovely, newly refurbished one double bedroom apartment on Lansdown Road, first floor and adjacent to Hedgemoor Park with spacious rooms and a feeling of space and light. The living room has triple aspect windows with views up Lansdown and across the valley to Prior Park and has plenty of space for dining as well as lounging. There is a fitted kitchen, complete with range cooker, and there is a stunning shower room with modern black fittings and a stone slab floor. The double bedroom looks out to the south. Newly fitted gas boiler.

SITUATION

The property is located on the lower slopes of Lansdown, in close proximity to the city centre, allowing a short stroll to access all the city has to offer, whilst being quiet and private. It backs onto the Grade II listed Hedgemoor Park and Gardens with bandstand and children's play area, leading directly onto Walcot Street into the centre of the city. The city centre provides a wide range of shopping, leisure, sporting, and cultural facilities. Schooling in Bath is excellent and access to the M4 (J18) is 10 miles to the north.

Bath Spa train station is in close proximity providing access to London Paddington and Bristol.

ADDITIONAL INFORMATION

Tenure: Share of the Freehold

Council Tax: Band B

Management Fee: £1,800 per annum (paid 4x£450 quarterly) and the ground rent is included.

Services: All services are connected

Viewing: Strictly by appointment with Carter Jonas.

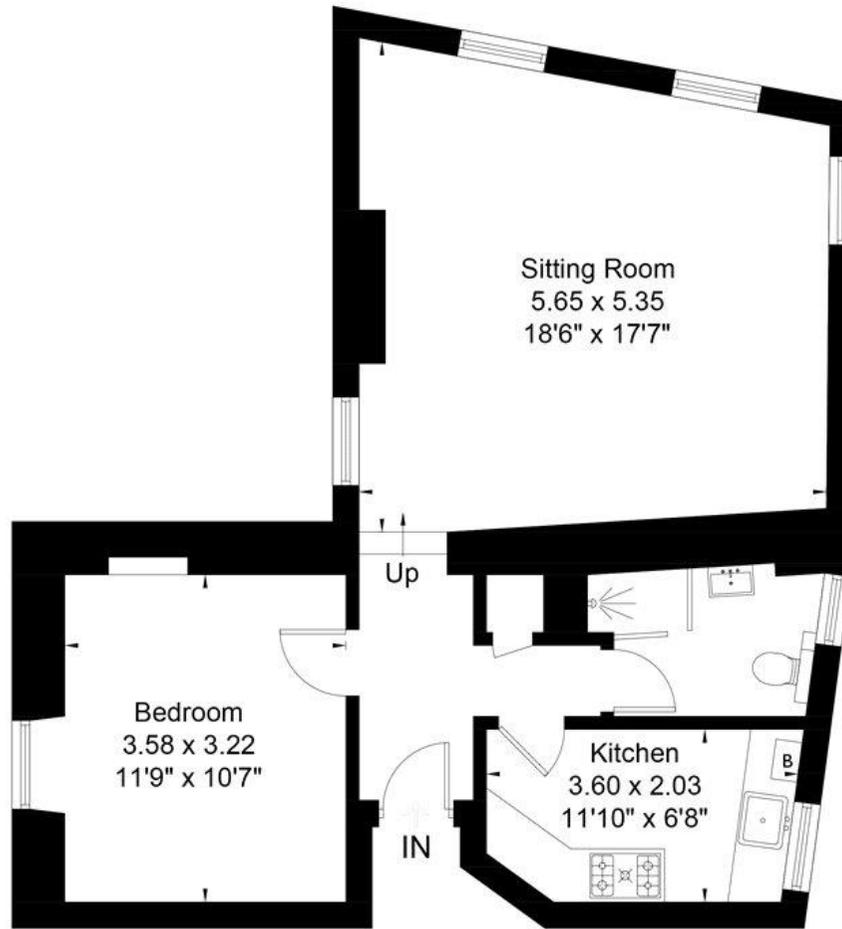
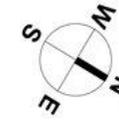
Directions: Proceed up Lansdown Road and the property is located on the right hand side of the road just before the gates to Hedgemoor Park.

A BEAUTIFULLY REFURBISHED, SPACIOUS, ONE BEDROOM APARTMENT SITUATED ON THE FIRST FLOOR OF A GRADE II LISTED PERIOD BUILDING WITH TRIPLE ASPECT VIEWS OF BATH, AND WITH NO ONWARD CHAIN





37 Belvedere, Bath, BA1
 Approximate Area = 640 sq ft / 59.5 sq m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 327526

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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Classification L2 - Business Data