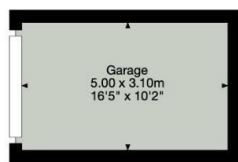
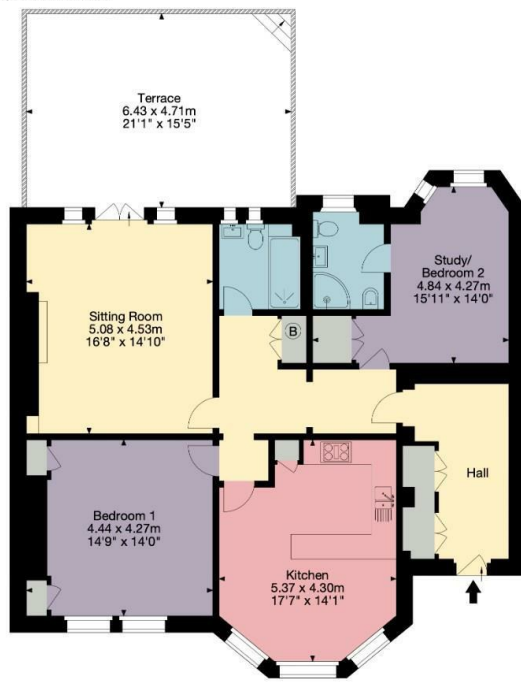


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Flat 4, Allenby House, Lansdown Road, Bath BA1 5RE

Approx. Gross Internal Area
 Main House - 1,205 sq ft - 112 sq m
 Garage - 161 sq ft / 15 sq m
 Total Area - 1,336 sq ft / 127 sq m
 Terrace - 322 sq ft / 30 sq m



Garage

Ground Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**LANSDOWN ROAD, BATH
 BA1 5RE**

**GUIDE PRICE
 £660,000**

2 BEDROOM FLAT - GARDEN

- A stunning ground floor apartment forming part of a splendid Victorian property
- Kitchen/diner, living room with access onto the rear private terrace
- Communal garden, garage and allocated parking space, visitors parking
- Beautifully presented, finished to a high standard with its own private entrance
- Principle bedroom with ensuite shower room, a further double bedroom, bathroom
- Council tax band E. EPC rating D. Leasehold - share of freehold.



DESCRIPTION
 4 Allenby House is an impressive ground floor apartment, forming part of an impressive Victorian property with its own private entrance. This beautifully presented property has been sympathetically updated over recent years and benefits from its own private entrance. The accommodation offers an entrance hall with built in storage and utility area, a contemporary well equipped kitchen/diner with stunning granite work tops, a generous sized living room with double doors opening onto a landscaped terrace. A principle bedroom with ensuite shower room, a further double bedroom with built in cupboards, family bathroom. To the rear of the property there is a fabulous level paved terrace, west facing over looking the landscaped communal grounds. Garage, allocated off road parking space. Two visitors parking spaces.

LOCATION
 Allenby House is ideally positioned between town and country, with easy access to the Georgian city of Bath as well as rural walks and neighbouring countryside. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There are excellent schools in both the state and private sector with Kingswood, The Royal High and St Stephen's Primary School all within close proximity. Bath benefits from a mainline rail link to London Paddington (journey time approx. 75 mins) and Bristol Temple Meads (journey time approx. 15 mins). Junction 18 of the M4 is approximately 11 miles north.

TENURE
 999 year lease, commenced in 1986
 Management charge: £100 pcm
 Ground rent £60pa
 Share of freehold

