

A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT IN LANSDOWN



FLAT 17, HAYGARTH COURT, LANSDOWN GROVE, BATH, BA1 5EL

Sitting Room - Kitchen - 2 Bedrooms (one en suite) - Shower Room

Garage - Communal Garden

Description

17 Haygarth Court is a well presented two bedroom ground floor apartment in the Lansdown area of Bath with a single garage and well maintained communal gardens.

Originally an impressive former hospital building dating back to the late 1800s that was converted into the flats in the mid 1980s, the apartment has been recently renovated to a very high standard. There is a recently fitted hot water and heating system, along with a new bathroom and kitchen with granite worktops, induction hob and matching oven.

The traditional sash windows and high ceilings give the flat its light and airy appeal. There are also large shuttered windows and solid oak floors. The apartment boasts plenty of storage with built in wardrobes and generous loft space accessed from the hallway.

Outside

There is a sweeping communal driveway screened by mature trees and bushes plus flowerbeds. To the rear of the property the communal garden is mainly laid to lawn and enclosed by stonewalling with an array of plants, shrubs and trees.

Situation

Haygarth Court is situated on the northern slopes of Bath and is ideally placed for those requiring good access to London or Bristol via the M4 motorway.

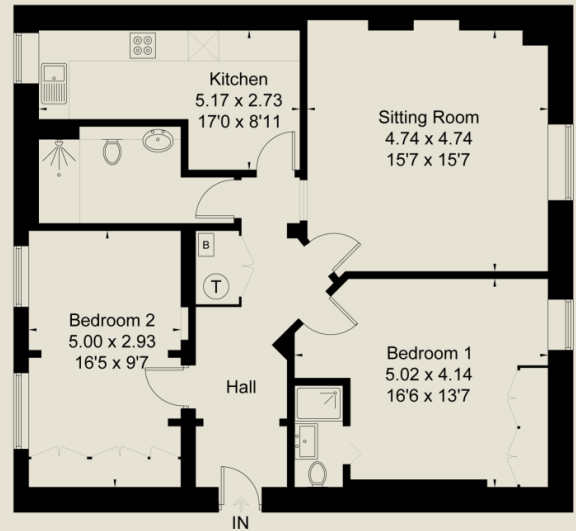


FLOOR PLANS

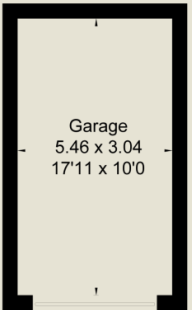


Flat 17, Haygarth Court, Lansdown Grove, Bath, BA1 5EL

Gross Internal Area (approx) = 91.9 sq m / 989 sq ft
Garage = 16.6 sq m / 179 sq ft
Total = 108.5 sq m / 1168 sq ft
For identification only. Not to scale.
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Ground Floor



(Not Shown In Actual Location / Orientation)

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

General Remarks and Stipulations

Tenure
Leasehold - 999 years from 31 December 1980

Services
All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

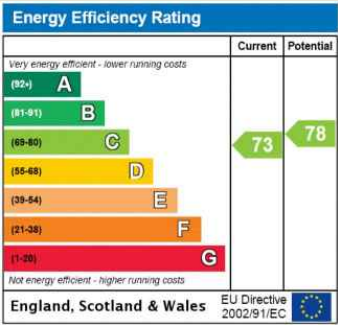
Local Authority
Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings
Strictly by appointment with Savills.

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