

# A WELL-PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH SINGLE GARAGE



## FLAT 25 HAYGARTH COURT, LANSDOWN GROVE, BA1 5EL

Open Plan Kitchen/Dining/Sitting Room ♦ 2 Double Bedrooms ♦ Bathroom

Single Garage ♦ Communal Garden

### Description

Found within Haygarth Court off Lansdown Road, this property offers well balanced accommodation throughout, 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 renovated to a high standard. The apartment is entered into a large hallway that leads on to the spacious and light, open plan kitchen/dining/sitting room. There are two good sized double bedrooms, one with fitted wardrobes, as well a modern bathroom.

### 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. The property also benefits from a single garage.



## FLOOR PLANS



### Flat 25, Haygarth Court, Lansdown Grove, Bath, BA1 5EL

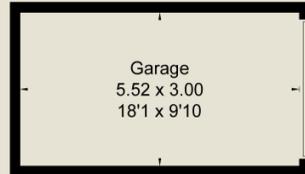
Gross Internal Area (approx) = 75.8 sq m / 816 sq ft

Garage = 16.5 sq m / 178 sq ft

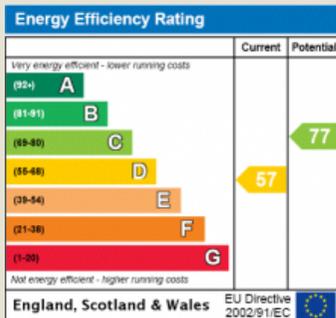
Total = 92.3 sq m / 994 sq ft

For identification only. Not to scale.

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(Not Shown In Actual Location / Orientation)



#### 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. 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 from 84 mins) and Bristol Temple Meads (journey time from 12 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.

**Tenure** Leasehold

**Services** All main 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

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewings** Strictly by appointment with Savills.

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