



**Flat 9 Beaumont House, College Road,
Lansdown, Bath, BA1 5RY**

£285,000

A 700sqft no chain two bedroom lower ground floor apartment in this grand detached mid Victorian villa set in attractive well tended gardens opposite the Royal High School on the corner of Lansdown and College Roads. Spacious 17ft5 x 14ft7 sitting room, two bedrooms, kitchen, bathroom, separate WC and hall with private front door to the rear of the building. Modern kitchen & bathroom fittings, GCH in situ. Excellent position for city amenities or commuter routes northwards to Bristol and the M4. Long leasehold. on street permit parking. Sole Agents

- 700sqft
- Two bedrooms
- 17ft5 x 14ft7 sitting/dining room
- Private front door
- Communal gardens



Property Description

AGENTS NOTES Tenure is long leasehold - 999yr lease from 1978. Current service charges TBC

Beaumont House is situated on Lansdown Road at the corner with College Road which is one of Lansdown's most desirable locations. The position affords peace and quiet, yet is within easy access of the City with its full range of shops, restaurants, galleries and the theatre. It is within walking distance of The Royal High School, Kingswood School and Lansdown Tennis Club is also close at hand. The M4 Junction 18 is approximately 9 miles distant.

Originally named Beaumont Villa with grounds including a large tennis lawn extending to the west along College Road. The occupier listed in the 1860s was Henry Dallaway Esq (second son of Joseph Dallaway of No1 Widcombe Crescent) who moved from Beaufort House in Larkhall and whose daughter Frances married Henry Russell Wakefield, the Bishop of Birmingham.

ENTRANCE HALL Part glazed front door, boiler cupboard with wall mounted Ideal gas combination boiler and linen shelving, fuseboard, further storage cupboard.

KITCHEN Rear and side windows, base and wall units with granite worktops and inset sink/drain, inset electric hob with hood over and oven under, fitted washing machine, fitted slimline dishwasher, fitted fridges.

BATHROOM Side sash window, heated towel rail, handbasin, freestanding bath, shower area with rainfall shower, tiled floor, fully tiled walls.

WC Front sash window, low level W.C, handbasin, part tiled walls.

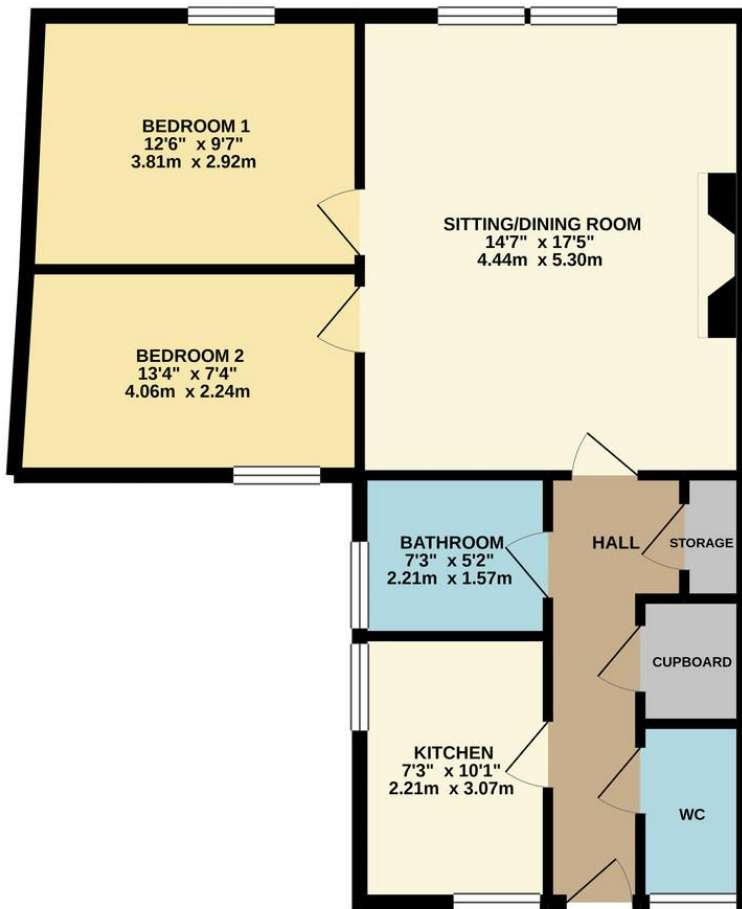
SITTING/DINING ROOM Two front sash windows, fireplace with fitted gas fire, radiator.

BEDROOM 1 Part glazed door to front, radiator.

BEDROOM 2 Rear window, radiator.



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment