



LANSDOWN ROAD, BATH, BA1
£650,000 LEASEHOLD

Winkworth



LANSDOWN ROAD, BATH, BA1

Period House | 3 Bedrooms | Period Features | Communal Gardens | Allocated Parking and Garage.

Allenby House occupies a prime location in the sought-after residential area of Lansdown. It is an impressive detached Victorian building converted into apartments.

The accommodation is arranged over one level and has recently been renovated, whilst still retaining all its original features including 11 ft. high ceilings with original cornicing, sash windows with working shutters and original fireplaces.

The property benefits from a private entrance which leads to an impressive hallway. The accommodation comprises a very large principal bedroom, spacious second double bedroom and a further single bedroom, bathroom, an impressive sitting room with a large bay window and kitchen/dining room.

The property is surrounded by level, mature communal gardens. There is ample visitors parking (3 spaces) as well as an allocated parking space and a garage.



GENERAL

Bath and North East Somerset Council. Council Tax Band E.

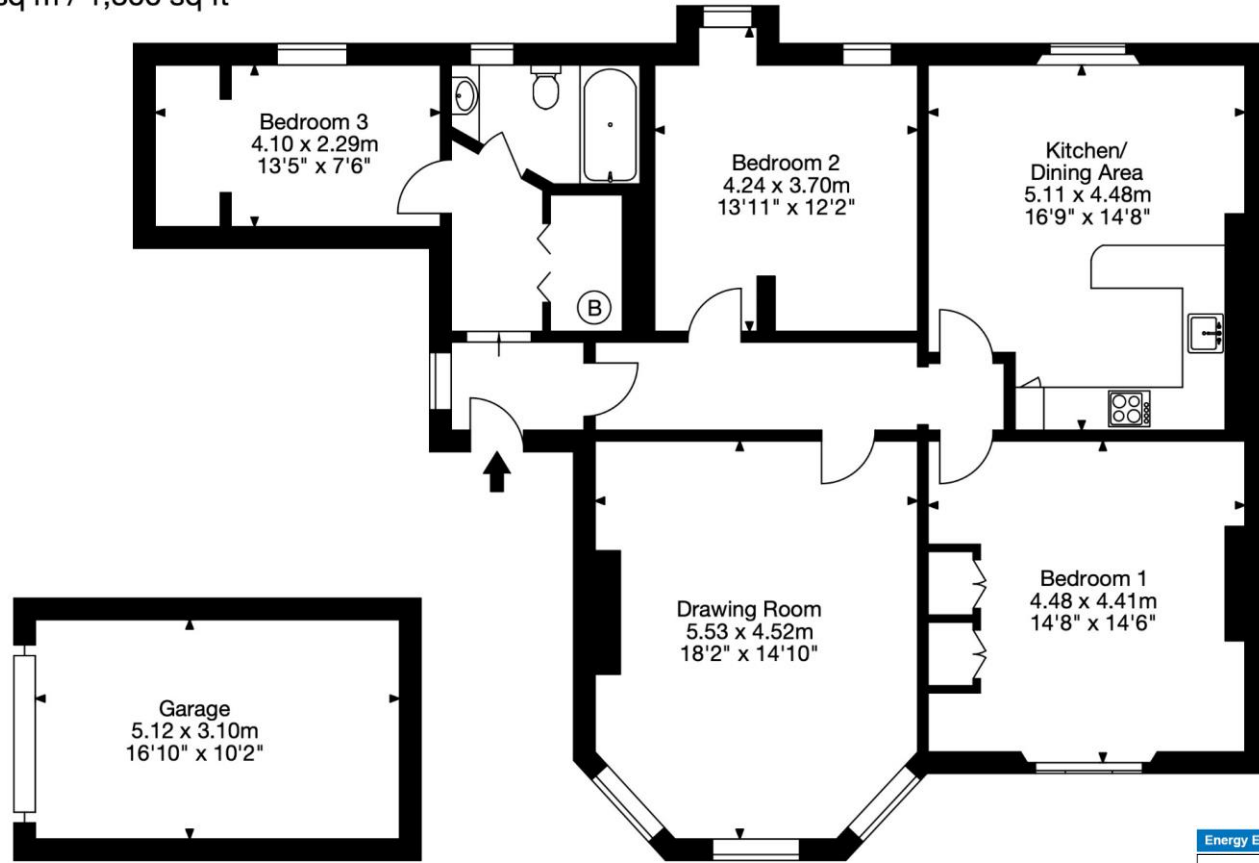
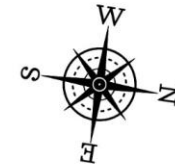
Tenure – Share of Freehold.

Lease length – 999 years

Charges - £1,250 per annum service charge and a £60 per annum ground rent.

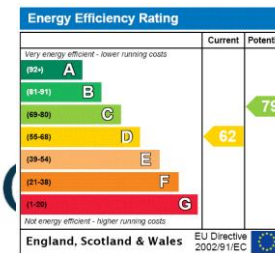


2 Allenby House, Lansdown Road, Bath BA1 5RE
 Gross Internal Area (approx).
 Main House = 111 sq m / 1,196 sq ft
 Garage = 15 sq m / 170 sq ft
 Total Area = 126 sq m / 1,366 sq ft



Garage

Ground Floor



Capture Property Marketing 2022. Drawn to RICS guidelines.
 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.

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