



LANSDOWN ROAD, BATH, BA1
£675,000 SHARE OF FREEHOLD

Winkworth



Impressive Victorian house | 3 bedrooms | 2 bathrooms | 1,527 square feet | allocated parking and additional visitors parking | mature communal gardens.

Allenby House is an impressive, detached Victorian house in Lansdown. The front door is at the side of the building and opens into a lobby and to the door to Flat 6. Inside, there is space for storage, coats, etc. and stairs up to a half landing with a large window and views to the front gardens, then up again to a galleried landing. From here, a glass panelled door opens onto a hallway with useful storage along one side and a door to a bedroom on the other. This bedroom has fitted cupboards and a bay window with views of trees and the lawn in the rear garden.

Further along the hallway, the space opens up (there's room for seating and furniture), with doors to the kitchen/dining room, reception rooms and a bedroom and bathroom, as well as stairs up to the third bedroom and bathroom.

The kitchen/dining room has triple-bay windows facing front - a nice spot for the dining table - and grey units with pale marble worktops along two walls and a central island unit. There are two good-sized reception rooms, one with a fireplace and French doors, with a Juliet balcony, overlooking the gardens.

Throughout this apartment the decor is immaculate, enhancing the period features such as detailed cornicing, architraves and sash windows. So too, are the modern bathrooms - one on this floor (with a shower) and the other upstairs (with a bath) - both with grey marbled tiles, white units and chrome fittings. Next to the top floor bathroom is the second bedroom, with another bay window offering more lovely views outside.

The property is situated on the slopes of Lansdown, one of the most sought after locations in Bath. The city centre is approximately half a mile, there is a bus stop opposite Allenby House. There is a small supermarket and lovely pub & restaurant up the road.

We are advised that mains water, electricity, gas and drainage are connected to the property. Tenure: Share of Freehold

Maintenance Fees: £1000 p.a.

Ground Rent: £60

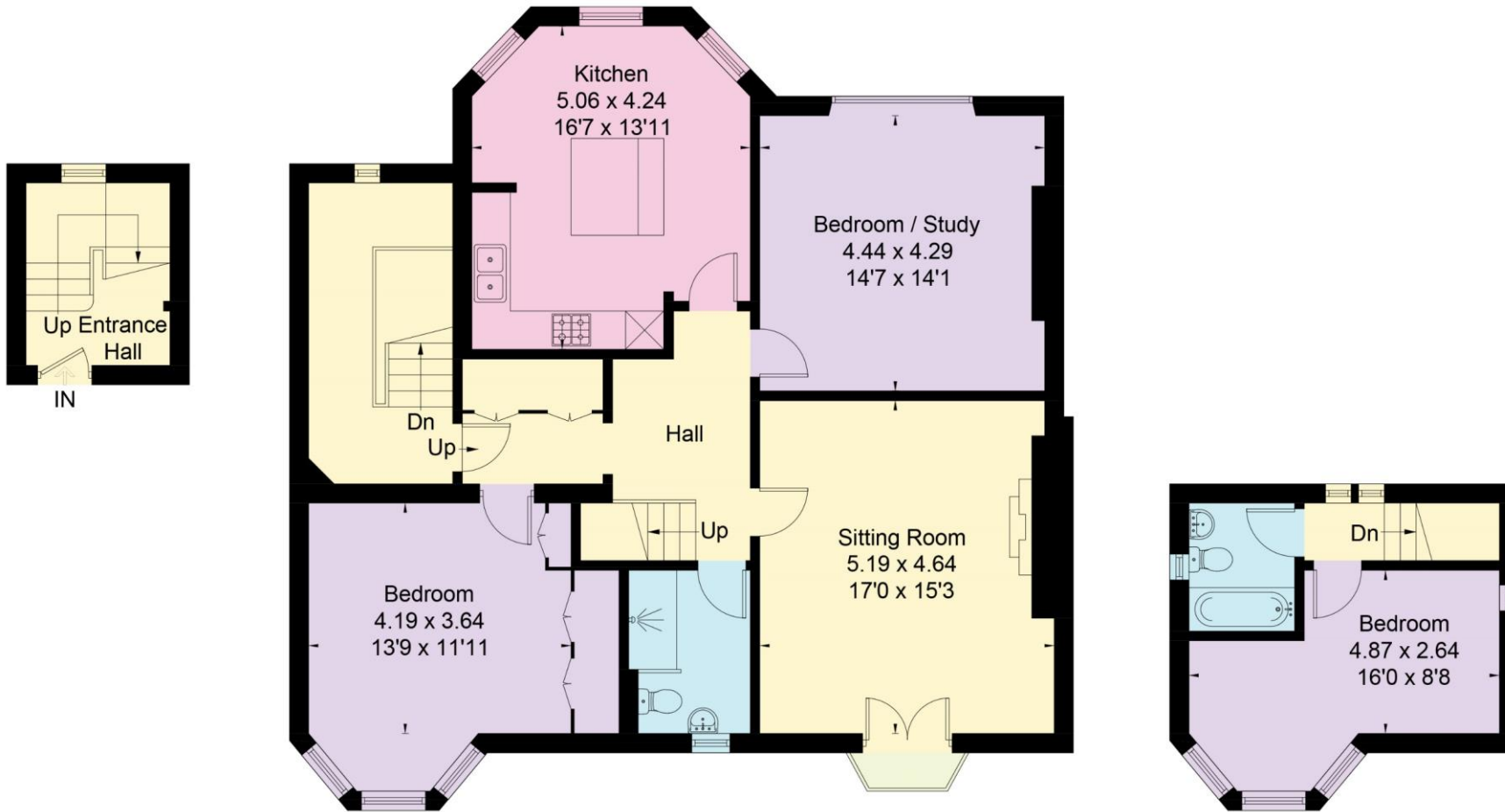
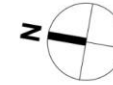
Local Authority: Bath and North East Somerset 01225 477 000

Council Tax Band E





Approximate Area = 141.9 sq m / 1,527 sq ft



Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 273313

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D	63	
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Very energy inefficient - higher running costs	G		
EU Directive 2002/91/EC			79

Bath | 01225 829 000 | bath@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

