



FLAT 4, HARTLEY HOUSE

Bath

Carter Jonas

FLAT 4, HARTLEY HOUSE, 37 BELVEDERE, BATH, SOMERSET, BA1 5HR

ACCOMMODATION

Entrance hall • One double bedroom • Living room • Kitchen • Shower room

DESCRIPTION

A lovely, newly refurbished one double bedroom apartment on Lansdown Road, first floor and adjacent to Hedgemoor Park with spacious rooms and a feeling of space and light. The living room has triple aspect windows with views up Lansdown and across the valley to Prior Park and has plenty of space for dining as well as lounging. There is a fitted kitchen, complete with range cooker, and there is a stunning shower room with modern black fittings and a stone slab floor. The double bedroom looks out to the south. Newly fitted gas boiler.

SITUATION

The property is located on the lower slopes of Lansdown, in close proximity to the city centre, allowing a short stroll to access all the city has to offer, whilst being quiet and private. It backs onto the Grade II listed Hedgemoor Park and Gardens with bandstand and children's play area, leading directly onto Walcot Street into the centre of the city. The city centre provides a wide range of shopping, leisure, sporting, and cultural facilities. Schooling in Bath is excellent and access to the M4 (J18) is 10 miles to the north.

Bath Spa train station is in close proximity providing access to London Paddington and Bristol.

ADDITIONAL INFORMATION

Tenure: Share of the Freehold

Council Tax: Band B

Management Fee: £500 a quarter

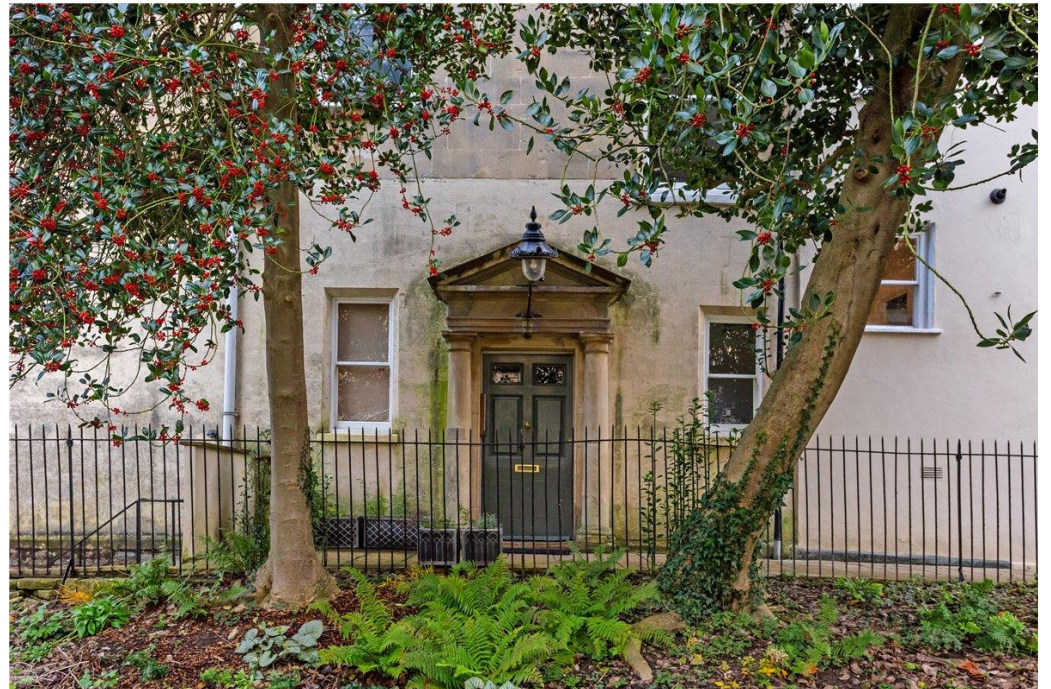
Services: All services are connected

Viewing: Strictly by appointment with Carter Jonas.

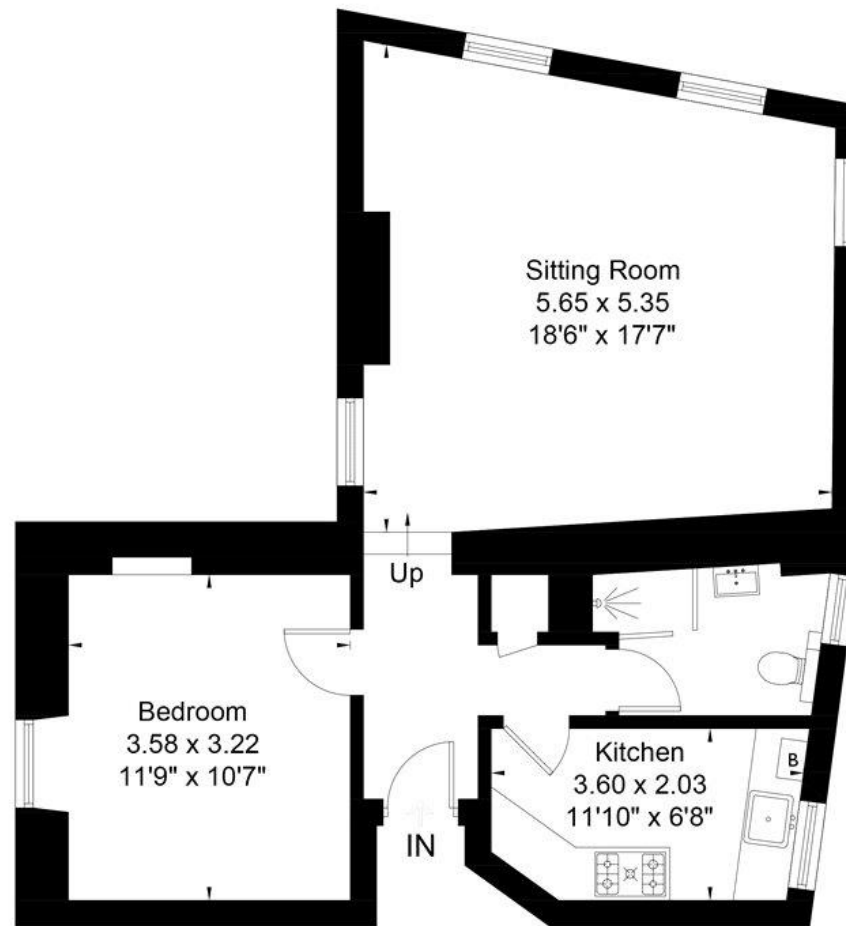
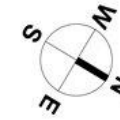
Directions: Proceed up Lansdown Road and the property is located on the right hand side of the road just before the gates to Hedgemoor Park.

A BEAUTIFULLY REFURBISHED, SPACIOUS, ONE BEDROOM APARTMENT SITUATED ON THE FIRST FLOOR OF A GRADE II LISTED PERIOD BUILDING WITH TRIPLE ASPECT VIEWS OF BATH, AND WITH NO ONWARD CHAIN





37 Belvedere, Bath, BA1
Approximate Area = 640 sq ft / 59.5 sq m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 327526

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bath 01225 747250

bath@carterjonas.co.uk
5 - 6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.