



LANSDOWN PLACE WEST, BA1  
**£550,000 TO BE ADVISED**

**Winkworth**



## LANSDOWN PLACE WEST, BA1

**Well-presented 3-bedroom apartment with private garden situated in sought after location**

Winkworth are delighted to bring to the sales market this beautiful 3-bedroom garden apartment within a wonderful Georgian townhouse situated within a mile of Bath City Centre.

To the front of the property is a spacious double bedroom with twin sash windows and working shutters. There are two further bedrooms, one enjoying a pleasant westerly aspect and the other which is currently used as an office workspace and has floor to ceiling bookshelves.

The elegant drawing room boasts a triple bay window providing wonderful views over the garden and an attractive feature fireplace.

The dining room with a light oak floor is the perfect space for entertaining friends and family and leads to the well-equipped light and airy kitchen/breakfast room with a range of integrated appliances, hand-built units, and granite worktops. Off the kitchen/breakfast room is a utility room, cloakroom, and access to the private east-facing breakfast terrace.



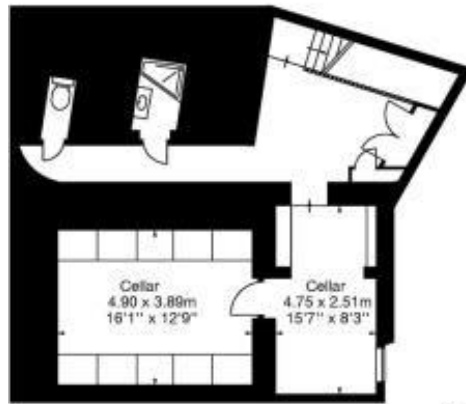
As an added benefit, the Garden Apartment has sole use of recently renovated cellars that have been fully tanked and restored with limestone flooring, and a modern shower room. This space is incredibly versatile and would suite a multitude of uses.

The apartment also benefits from the private enjoyment of a section of landscaped garden over several different levels that feature mature borders and lawned areas along with a gravelled seating area.

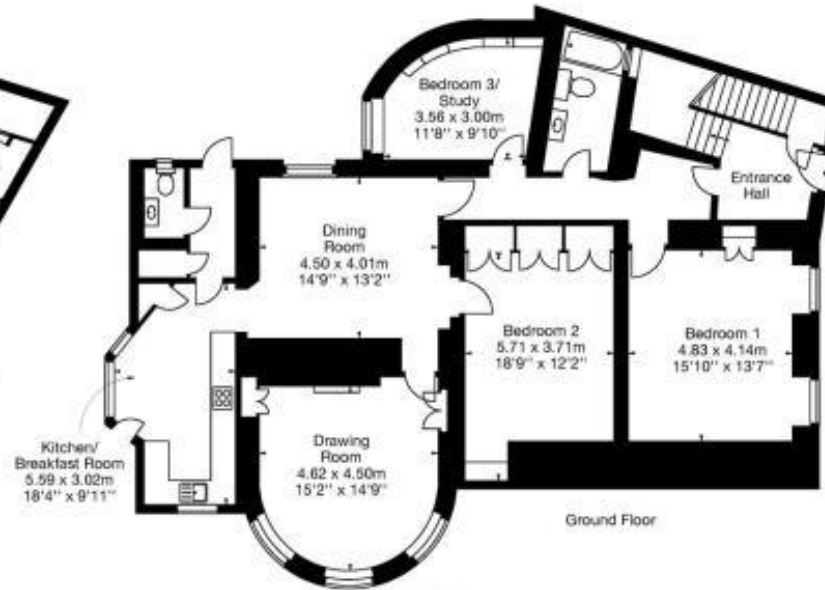
EPC - D



Lansdown Place West,  
Bath, BA1 5EZ  
Approx. Gross Internal Area  
2482 Sq Ft - 230 Sq M



Lower Ground Floor



Ground Floor

