



31 Hope Place, Lansdown Road, Bath, Somerset, BA1 5DL

Asking Price £375,000

Living/Dining/Kitchen, 1 Double bedroom, Shower room,
Communal Gardens and use of tennis courts.



DESCRIPTION

A beautifully presented one bedroom contemporary apartment in a central position on Lansdown Road in Bath. Part of the recently completed Hope House development by Acorn. The apartment is set within grounds of six acres of parkland and has the benefit of shared use of the communal gardens and tennis courts.

DESCRIPTION

Private entrance leads into a central hallway which in turn leads to:

Open Plan Sitting Room/Kitchen/Dining Room - 5.39m x 4.26m (17'8 x 14'0) - Open plan sitting/dining room/kitchen with engineered wood flooring. Fully fitted kitchen with matt painted units and granite worktops, one and a half bowl sink. Integrated appliances include a slimline dishwasher, an eye level Miele microwave oven with electric oven below, a Miele induction hob with extractor over and an integrated fridge/freezer.

Bedroom - 3.93m x 3.01m (12'11" x 9'11") - A double bedroom with double glazed sash window.

Shower room - Shower cubicle with deluge showerhead and handheld attachment., vanity unit with wash basin and WC. Ladder towel rail. Wall mounted mirror.

Further information

All mains services

Lease: 999 years from 24 June 2018 (992 years remaining)

Service charge 2024-25 £1667.76

Ground rent £ 250 per annum

Management company: Principle Estate Management

Gas fired heating

Residents Committee

Holiday lets allowed

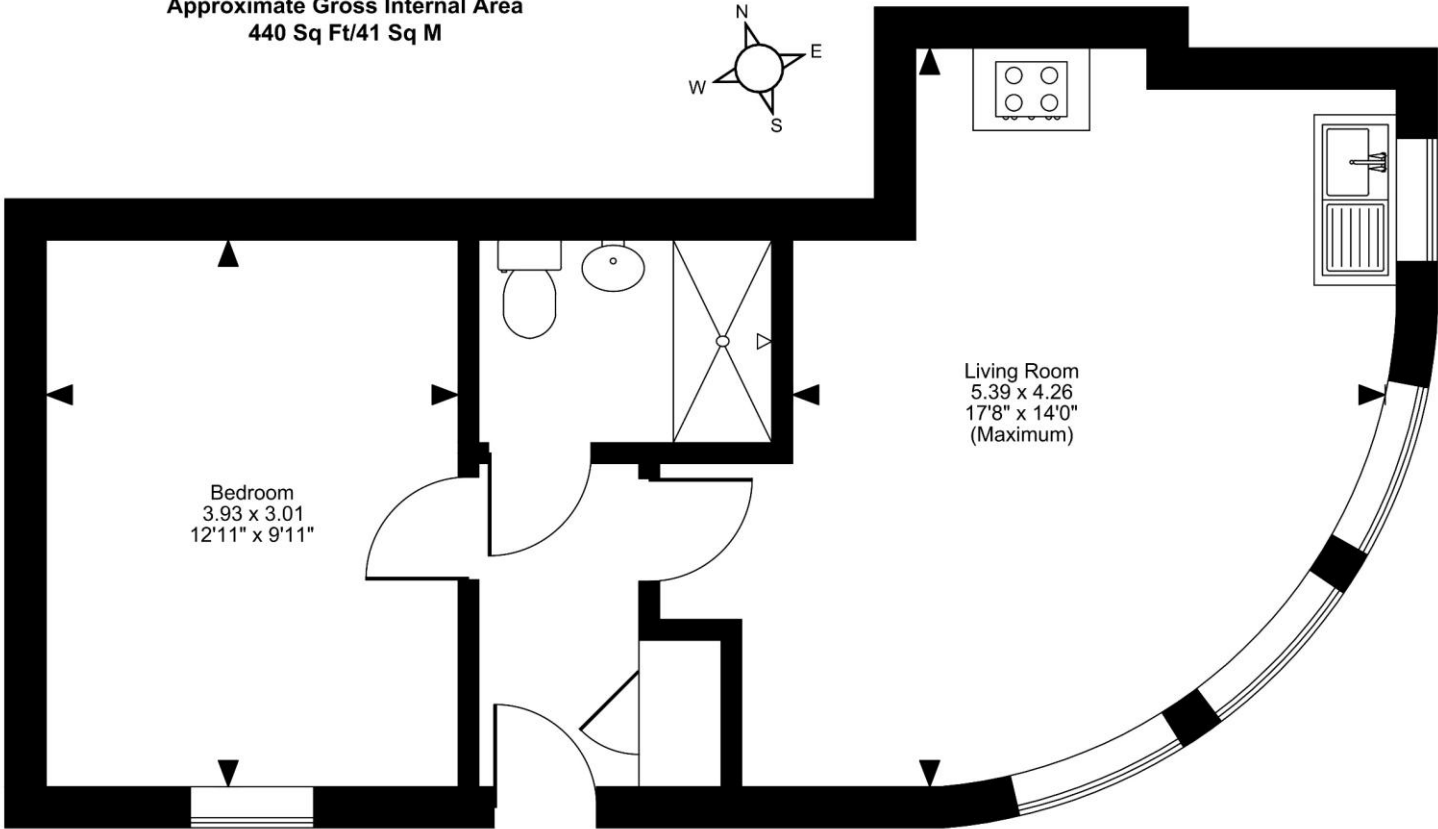
Pets allowed with Landlords consent



LOCATION

Location: Situated on the lower slopes of Lansdown Road in the gated development of Hope House. Bath Spa mainline railway station approx 1.5 miles. Junction 18 of the M4 approx 9 miles.

Hope Place, Lansdown Road, Bath
Approximate Gross Internal Area
440 Sq Ft/41 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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