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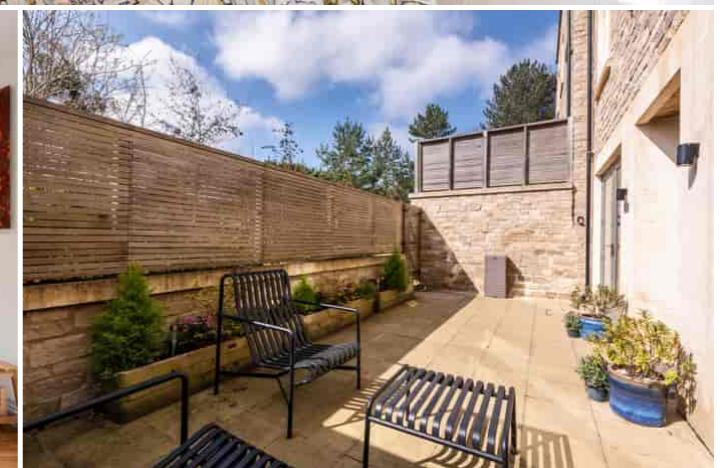
**COBB
FARR**
Bath & Bradford on Avon

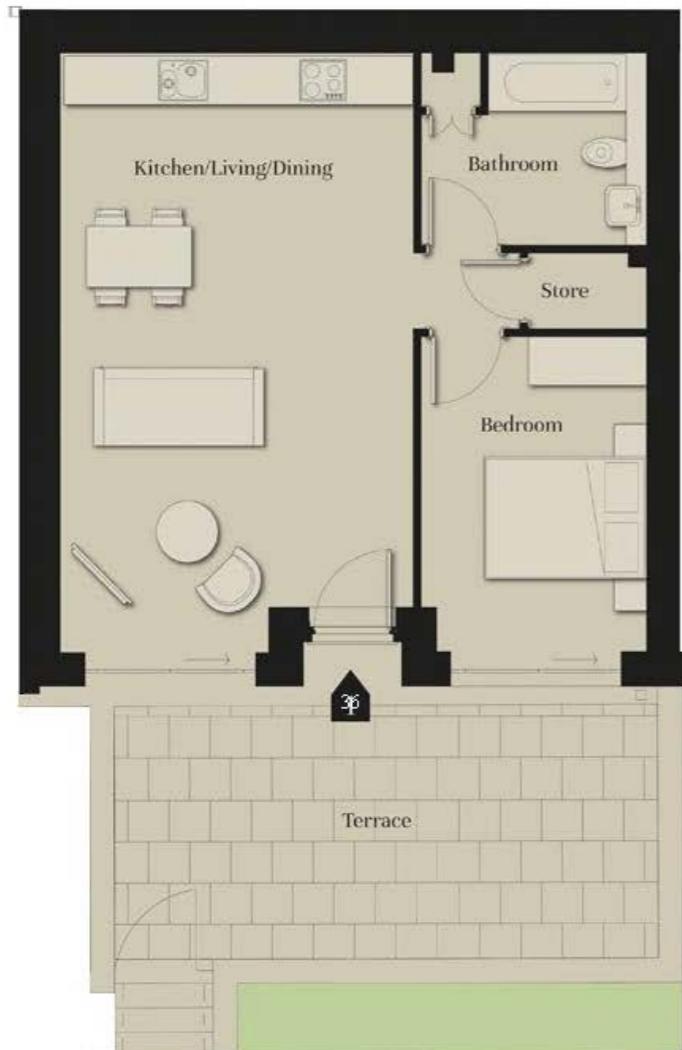
**COBB
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Residential Sales



Lansdown, Bath





**Ground Floor Apartment
36 Hope Place
Lansdown Road
Bath
BA1 5DL**

A perfect one bedroom apartment with courtyard garden currently used as a thriving holiday let with a dedicated parking space and set within a private luxury development on Bath's northern slopes.

**Offers in Excess of
£425,000**

Tenure: Leasehold

APARTMENT 36
Kitchen/Living/Dining 7.50m x 4.30m 24'7" x 14'1"
Bedroom 4.00m x 2.70m 13'1" x 8'10"

Situation

Located on the lower north slopes of Lansdown in Bath, Hope Place is an exclusive, private development of houses and apartments set in six acres of well-maintained formal gardens and less formal parkland with feature trees, which also includes a residents' tennis court.

Hope Place is within a 10 minutes-walk of Bath city centre and is particularly well placed for easy access to excellent local state and independent schools, along with a comprehensive range of local amenities on nearby Julian Road. There is also easy access to the M4 Motorway, junction 18 which is approximately 8 miles north.

The World Heritage City of Bath, which is on the doorstep, offers a wonderful array of chain and independent retail outlets, an excellent selection of fine restaurants, cafes and wine bars and many well-respected cultural activities which include an international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms and many pre-London shows at The Theatre Royal.

World Class Sporting facilities are nearby at Bath Rugby and Cricket Clubs and at Bath University, along with an excellent local tennis and boules club in Lansdown.

The property is also within easy reach of a triangle of very good state and independent schools which include St Stephens C of E Primary School, St Andrews School, The Royal High and Kingswood Schools.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Junction 18 is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.

Description

Accessed via a coded gate, a shingle pathway leads to the private, south facing courtyard from which the apartment is accessed through a private front door. Once in the apartment the open plan kitchen/dining/living room is well appointed with many units, quality appliances and has French doors to the courtyard.

The bedroom also opens to the courtyard and is situated next to the luxury bathroom and a utility cupboard.

Externally there are extensive communal grounds with numerous facilities to include a tennis court. Private parking is provided by space #36.

General Information

Services: All mains connected

Heating: Gas fired central heating

Ground Rent: £250.00 per annum

Tenure: Leasehold - 999 years from 24/06/2018

Management Company: Hope House (Bath) Management Company Limited

Management Charges: £603.48 per quarter

Council Tax Band: N/A

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Accommodation

Ground Floor

Front door leading to the open plan sitting, dining and kitchen area.

Living Area

With wall mounted radiator, wooden flooring, double glazed doors leading out to the courtyard, downlighting, heating control and alarm panel.

Kitchen

With wooden flooring, range of matching eye and base level units, granite worksurface with matching upstand, 1½ bowl stainless sink with mixer tap, Miele induction 4 ring hob, high level oven, microwave oven, built-in fridge/freezer and Neff slimline dishwasher.

From the open plan kitchen/living room there is a small internal hallway.

Hallway

With doors leading to the bedroom, bathroom and utility cupboard.

Utility Cupboard

Which houses the consumer units, central hub, metres, wall mounted Potterton boiler, space and plumbing for washing machine, tiled flooring and skirting.

Bedroom

With front aspect floor to ceiling glazed door onto the courtyard to the front, radiator and space for wardrobe.

Bathroom

With matching white suite, wall hung WC with concealed cistern, wash hand basin with vanity cupboard below, bath, glazed shower screen, monsoon shower head and telephone shower attachment, water heated towel rail, tiled flooring, part tiled walls, downlighting extractor fan and linen cupboard.

Externally

The apartment is in a group of four which can be accessed from the allocated parking space in the outdoor parking area or from the path at the top of the development. Both gates have a secure entry code.

The property benefits from direct access from the courtyard to the communal gardens and parkland and tennis court. There are a secure bike store and shared bin areas.

The quiet private south facing paved courtyard is securely fenced and offers a high degree of privacy.