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Residential Sales



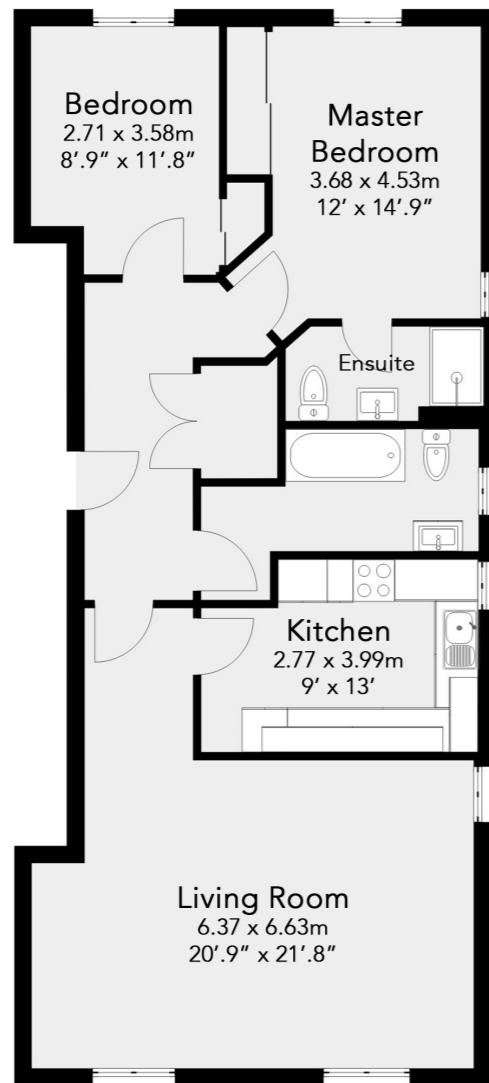
Bathwick, Bath



# Floor Plan



Flat 5, Sydney Lawn, Sydney Place Bath BA2 6BH



Total Area  
85 sqm  
915 sqft

## Sydney Lawn Apartment 5 Sydney Place Bath BA2 6BH

A very generously proportioned 2 bedroom first floor apartment benefitting from lift access, private parking space and a pretty communal garden. Perfectly situated just a short, level walk from the city centre and opposite Sydney Gardens, the beautiful Georgian landscaped park.

Tenure: Share of Freehold

**Guide Price**

**£700,000**

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent



## Situation

Sydney Lawn is an exclusive and highly specified development of eight apartments, set in a sought-after location close to the city centre of Bath.

The city centre of Bath is within a short level walk and provides an excellent selection of independent and chain shopping, together with many fine restaurants, cafes and wine bars. Bath is also a well-respected cultural destination with many activities to include renowned literary and music festivals, Bath Theatre Royal and the nearby refurbished Holburne Museum. World class sporting facilities are available at Bath Rugby and Cricket Clubs, together with the nearby Bath Spa Hotel and Bath University Campus.

Communications include a direct rail link to London Paddington, Bristol and South Wales from Bath station. The M4 motorway junction 18 is approximately 10 miles to the north, and Bristol International Airport is approximately 18 miles to the west.

Nearby schools include; King Edwards Senior and Junior, Prior Park, Ralph Allen, Hayesfield, Beechen Cliff, Paragon Junior School and Bathwick Primary.

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## General Information

Services: All mains services are connected

Heating: Full fired central heating

Tenure: Share of Freehold - 999 years from 2013

Management Company: HML Chilton

Management Charges: Approximately £2300 PA

Council Tax Band: E

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## Description

Built by local, award-winning developers Ashford Homes, renowned for their high specification, Sydney Lawn is designed in the style of a Regency villa, reflecting the elegant local architecture and sits beautifully within its surrounding landscaped gardens and benefits from secure parking.

The property has electrically operated gates leading to the allocated space and the communal entrance to the stair and lift access.

Once inside the apartment, light fills the main rooms through the large sash windows whilst the high ceilings and colour palate, provide a calming, spacious feel throughout. The generous sized sitting room has ample space for a dining area within and enjoys a pleasant vista over the gardens and a southerly aspect.

The kitchen boasts a full range of units and built-in appliances, lots of worksurface space and tiled flooring.

There are two generously proportioned bedrooms both having built-in wardrobes and the larger having an ensuite shower room. The main bathroom is well appointed with high quality Villeroy and Boch sanitary ware.

The garden is level and enclosed by estate fencing, has mature shrubbery and is a lovely addition to this unique and rare apartment.

## Accommodation

### Ground Floor

#### Communal Entrance Hall

With stairs rising to the first floor with lift access.

### First Floor

#### Entrance Hall

Spacious entrance hall with room for cupboards or desk area. Entry phone system, alarm panel, large double cupboard housing the home network infrastructure, heating heads for underfloor heating, hot water cylinder, stripped linen shelving and extra shelving for storage.

#### Sitting Room

With dual aspect, overlooking the lawn communal garden, 3 generous glazed sash windows, downlighting, network points and door through to kitchen.

#### Kitchen

With matching range of gloss fronted eye and base level units, built in fridge/freezer, low level Neff double electric oven, Neff induction hob, stainless steel splashback, extractor fan, worksurface areas with matching upstand, inset 1½ bowl Frankie stainless steel sink, mixer tap, built in dishwasher, built in washer/dryer, double glazed sash window, downlighting and tiled flooring.

#### Main Bathroom

Comprises low flush WC with concealed cistern, wall mounted wash hand basin with mixer taps and vanity cupboard, bath with thermostatic shower over, mixer tap, water heated towel rail, tiled flooring, part tiled walls, low level night lighting, frosted double glazed window and marble tops to the bath and windowsill.

#### Bedroom 1

Dual aspect with double glazed sash windows, range of built-in sliding door wardrobes, wall mounted reading lights, TV point and door through to en-suite shower room.

#### En-Suite Shower Room

Comprising wall mounted wash hand basin with mixer tap, low flush WC with concealed cistern, double walk-in shower cubicle with thermostatic shower and chrome riser, sliding glazed shower screen, shaver point with light, wall mounted towel rail, part tiled walls, tiled flooring and downlighting.

#### Bedroom 2

With double glazed sash window, built in sliding door wardrobe and TV point.

## Externally

There are communal grounds, allocated parking space, bin store, cycle store, shared garage and usable level lawned sunny garden.