



WISPERS
Lansdown, Bath

Carter Jonas

FLAT 3, WISPERS, LANDSDOWN ROAD, BATH, SOMERSET, BA1 5TL

- Bath City Centre 1 mile
- M4 (J18) 9 miles
- London Paddington from 82 minutes from Bath Spa Station

Communal atrium reception hall with lift access • Reception hall • Open plan kitchen/living/dining room • Two double bedrooms with walk through dressing rooms and en suite bath/shower rooms • Study/bedroom three • W.C • Private balcony • Communal gardens • Secure gated parking area with two allocated parking spaces

DESCRIPTION

Wispers is an exclusive development of four luxurious, well appointed apartments built in 2020, situated in a gated environment in one of Bath's most desirable locations, on the northern slopes. The apartment is accessed via a beautiful communal atrium with a lift and stairs to the upper floor.

The spacious and open plan footprint of approximately 1,336 sq ft comprises two large bedrooms and a study or third bedroom, two en suite Villeroy and Boch bath or shower rooms and an open plan living/dining/kitchen area. They are designed to be light and spacious with high ceilings, floor to ceiling double glazed windows and are finished to a high specification. The fully fitted Brookmans by Smallbone of Devizes kitchen includes two ovens, microwave, hob, boiling water tap, fridge freezer, dishwasher and washing machine and drier. Being on the first floor it offers a large balcony to the front with far reaching views towards Solsbury Hill, and Juliet balconies to the rear.

A SUPERB FIRST FLOOR APARTMENT WITH LIFT ACCESS IN AN EXCLUSIVE GATED LOCATION.





Each apartment has two private parking spaces and individual charging points for electric vehicles. The apartments are surrounded by communal landscaped gardens.

SITUATION

Lansdown is regarded as one of the city's premier locations, lying on the northern slopes. It gives good access to the M4 junction 18 whilst being within reach of the city centre.

The site lies within close proximity to very well-regarded private schools, Lansdown Tennis and Squash Club, Bath Racecourse, Lansdown Golf Club, shopping facilities and a popular local public house.

Bath is a world heritage site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There are two universities along with the well-regarded Kingswood School, Royal High School Bath and St Stephen's CE Primary School. There is a mainline rail link to London Paddington (journey time from 82 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 9 miles north.



ADDITIONAL INFORMATION

Tenure: Leasehold, 999 years from and including 1st January 2019.

Services: All mains services are connected. Heat recovery system, security camera to entrance and parking area, alarm system fitted, underfloor gas heating and a full sprinkler system.

Ground Rent: £50 per annum

Service Charge: £4,120 per annum

Local Authority: Bath & North East Somerset Council

Council Tax: Band D

EPC: Band B

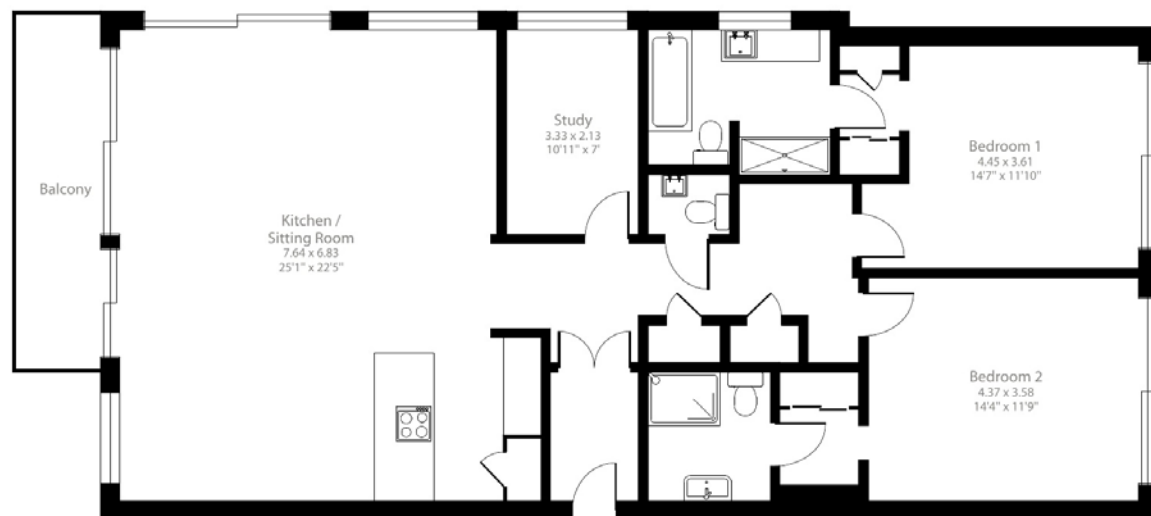
Fixtures & Fittings: The light fixtures in the living area and kitchen will be included in the sale.

Viewing: Strictly by appointment with Carter Jonas.



Approximate Area = 1336 sq ft / 124.1 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Carter Jonas. REF: 1134260

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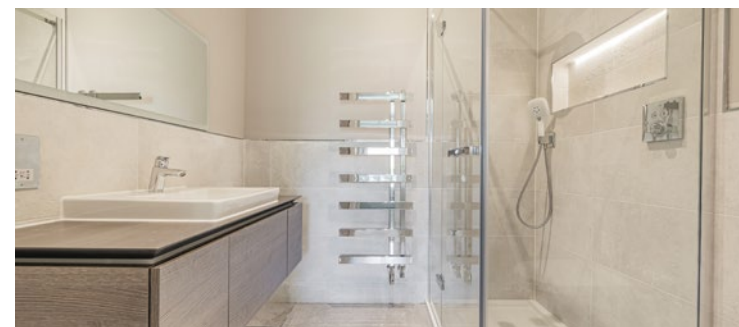
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