



**BELVEDERE, BATH, BA1 5HR**  
£1,350 per month\*

**Carter Jonas**

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**A beautifully refurbished, spacious, one bedroom apartment. Situated on the first floor of a Grade II Listed period building with triple aspect views up to Lansdown to the north, and over the city up to Prior Park to the South.**

- One Bedroom
- First Floor
- Newly refurbished
- Stunning views
- Triple aspect
- Centrally located in the historic city of Bath

#### **THE PROPERTY**

A lovely, newly refurbished one double bedroom apartment on Lansdown Road, first floor and adjacent to Hedgemoor Park with spacious rooms giving a feeling of light and space. The living room has triple aspect windows with views up Lansdown to the north and Prior Park to the south. There is plenty of space in the reception room for it to offer sitting room and dining room space. There is a fitted kitchen, complete with range cooker, and there is a stunning shower room with modern black fittings and a stone slab floor. The double bedroom looks out to the south. Newly fitted gas boiler.

The property is located on the lower slopes of Lansdown, in close proximity to the city centre, allowing a short stroll to access all the city has to offer, whilst being quiet and private. It backs onto the Grade II listed Hedgemoor Park and Gardens with bandstand and children's play area, leading directly onto Walcot Street into the centre of the city. The city centre provides a wide range of shopping, leisure, sporting, and cultural facilities. Schooling in Bath is excellent and access to the M4 (J18) is 10 miles to the north.

Bath Spa train station is in close proximity providing access to London Paddington and Bristol.

Council Tax: Band B EPC Band: D. Services: All services are connected

Directions: Proceed up Lansdown Road and the property is located on the right hand side of the road just before the gates to Hedgemoor Park.

Holding deposit of one week's rent - £311.53(deducted from first month's rent) - 5 weeks' deposit - £1557.69



Broadband : - check it out on

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority - Council Tax Band B

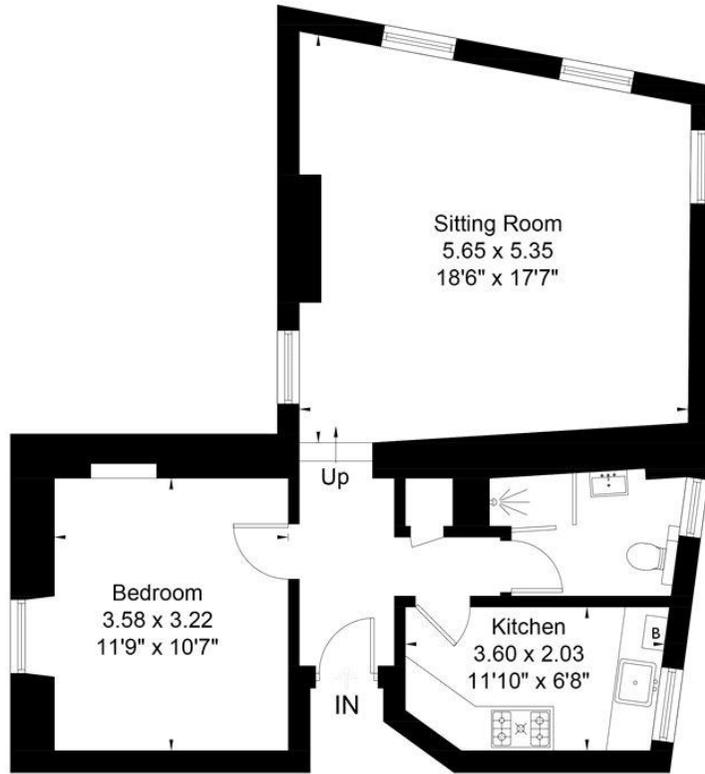
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Directions

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37 Belvedere, Bath, BA1  
 Approximate Area = 640 sq ft / 59.5 sq m



**First Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 327526



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	80
EU Directive 2002/91/EC			

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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