Alfred Street

Lansdown, Bath, BA1

Asking Price: £250,000

Madison Oakley



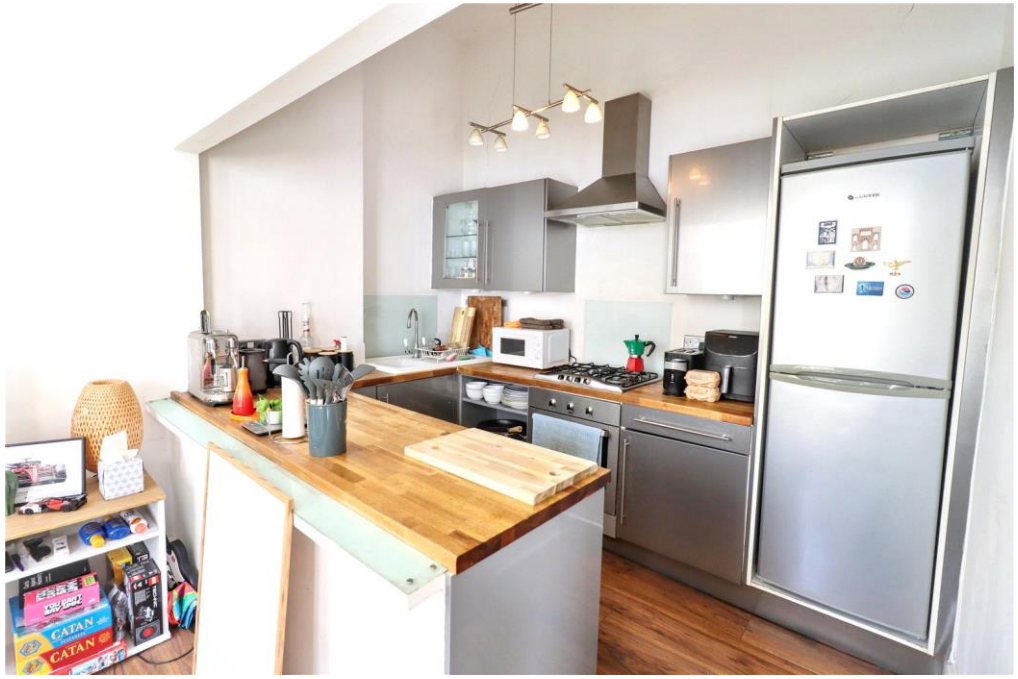
- Central Lansdown
- Raised ground floor
- No chain
- High ceilings
- Retained character
- Front facing sitting room
- Modern open plan kitchen area
- Double bedroom
- Three piece bathroom
- Grade II listed



A perfect city base or investment - quietly situated in this no through road on the lower slope of Lansdown and ideally placed for city facilities via Bartlett St. A handsome ground floor one bedroom 555sqft Grade II listed Georgian conversion apartment offered with no chain.

Front facing sitting/dining room bathed in light through twin large sash windows, open plan to kitchen area. Hallway with excellent storage, a three piece bathroom with utility space and a quiet rear facing double bedroom overlooking the communal garden.

EPC rating C
Council tax band B
Tenure Leasehold

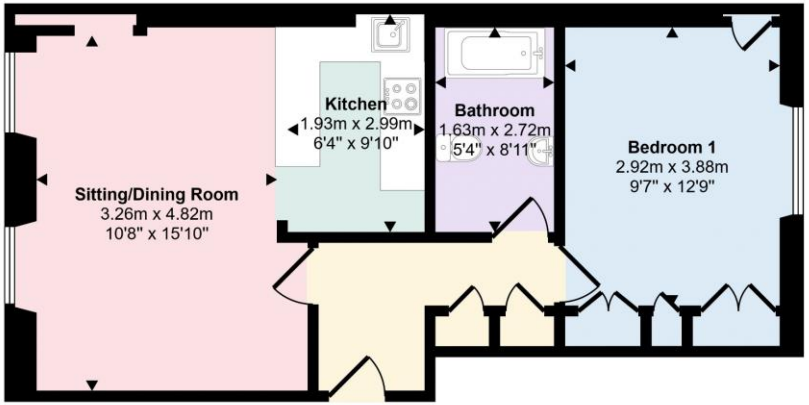








Approx Gross Internal Area
52 sq m / 555 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Accommodation

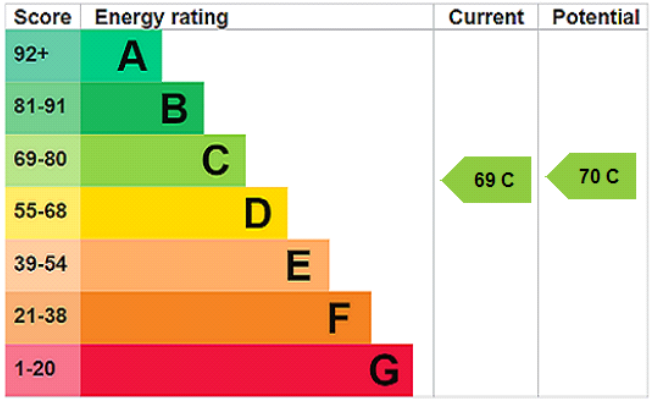
Entrance hall from communal halls with storage cupboards, front facing sitting/dining room with twin sash windows onto the street. Open plan to kitchen. Internal three piece bathroom with space for washing machine. Rear double bedroom with built in wardrobes overlooking communal courtyard gardens.

Location

Right in the heart of the city at the base of Lansdown yet tucked off the main transit routes. Perfect for access to all the central amenities, shops and entertainment from George St southwards. 0.7miles south to Bath Spa station.

Agents Notes

The property is leasehold (125yrs with 89yrs remaining), the freeholder is Curo and the current service charges are £980pa. The cost to extend the lease for another 90yrs would be in the region of £3,500 and the owner is willing to sign a Section 42 Notice to allow the buyer to do this immediately upon purchase. However, with lease legislation changes being proposed at present, buyers should seek advice from solicitors whether to wait and take advantage of proposed new rules.



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