



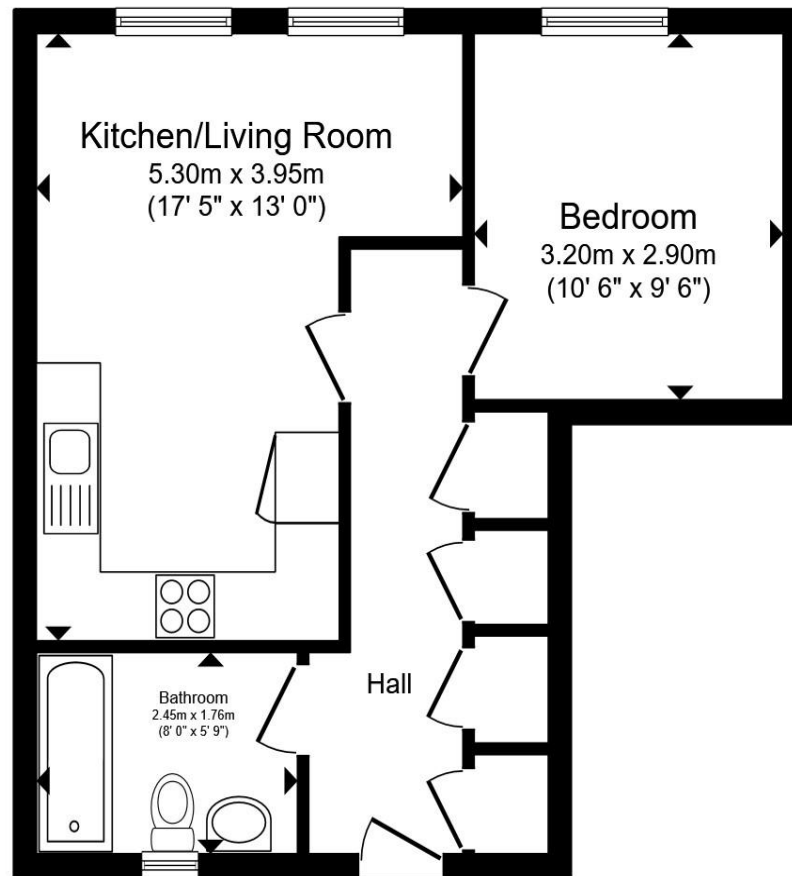
Hope Place, Bath, BA1 5DL

welcome to

Hope Place, Bath

A modern one bedroom ground floor apartment at Hope Place, Lansdown, with allocated parking, panoramic views across Bath, and access to communal gardens and a residents' tennis court. Ideally located for the city centre and excellent transport links.





Ground Floor

Total floor area 41.4 m² (446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated within the exclusive Hope Place development in the highly sought-after Lansdown area of Bath, this stylish one bedroom ground floor apartment offers contemporary living in a prestigious setting. Forming part of a high-quality development completed around 2020-2021, the property enjoys panoramic views across Bath and the surrounding valley, together with private parking and access to beautifully maintained communal gardens and a residents' tennis court.

Set within approximately six acres of landscaped parkland, the development combines a peaceful, semi-rural in feel, with Bath city centre reachable on foot in approximately 10 minutes. Lansdown is one of Bath's most desirable residential locations, offering nearby amenities, walks and green spaces, whilst Bath's extensive shopping, dining and leisure facilities are within easy reach.

Excellent transport links include regular bus services nearby and Bath Spa railway station, providing direct connections to London Paddington and Bristol Temple Meads, making the property ideal for commuters, professionals or those seeking a convenient Bath base.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Hope Place, Bath

- One bedroom ground floor apartment
- Exclusive Hope Place development
- Private parking
- Panoramic views across Bath
- Access to communal gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2666.40

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110931



Property Ref:
BAT110931 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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