



Lansdown Crescent



Strattons
+ Partners





Location

Lansdown Crescent's late 18th century architecture of John Palmer includes the wonderful lamp holders that decorate the front entrances illuminating the street in the evening and creating a magical atmosphere at Christmas. The wide pavements overlook the large field to the front where sheep often wander and graze taking you back hundreds of years in time. The elevated and long view towards Kelston Hill are truly special. There is residents' parking to the front and a residents' association. From here the motorway is an easy commute, the train station to London is in the city centre and there is a choice of highly regarded local schools.

Key Features

- Attractive period home
- Valley views
- Beautifully presented
- Glorious sun drenched gardens
- Extra workspace
- No chain
- Village school and church
- Larkhall village 1 mile
- Countryside walks to Solsbury Hill and beyond
- Junction 18 M4 7 miles



Lansdown Crescent

Lansdown Crescent is an international favourite and there are not many better places to live than this. A crescent known for its beautiful architecture and elevated position in the stunning World Heritage city. An opportunity for this quality location and an apartment in this price range seldom comes to the market.

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This elegant home is on the second floor to this Grade I Listed building. The entrance to the property is adjacent to some additional storage in the landing of the common parts. The hall to the flat is ample with plenty of room

for a desk and there is a versatile storage cupboard. The light floods into the sitting room with three sash windows, high ceilings, and a large ornate fireplace at the centre of exposed brick work. Separating the kitchen and the living space is a large opening which leads to a well laid out gloss units and worktops. The view from the living room is splendid as it takes in a horizon of hills. The sun sets in this direction over the clump of trees at Kelston Roundhill.

The back of the apartment overlooks gardens and greenspace. The bedroom is a fair size with high ceilings and steps leading up to a shower room. The bedroom and bathroom space is particularly nice and has more potential to be modernised.

This stunning end of chain property is presented in good condition with scope to make it your own. The architectural quality of the building and the location with the green space opposite and far reaching views makes this a very special property indeed and we feel will make a fantastic main residence or pied a terre.

Strattons and Partners

Alex Bowater has worked for over 15 years in the Bath & Bristol area and at Strattons & Partners he is now enjoying developing that experience into a successful property business..

When you are buying in a new area you may like more advice and ideas on the locality. If so, it would be a pleasure to help you.

If you would like to go onto our buyers list, we will listen to your requirements, then keep in touch with you regards to your search by introducing property on and off market.

Viewing are undertaken by people who have good knowledge of that property, and will allow you time to look around, helping you along with way with the purchase of your next home. As well as Rightmove and our own website, Strattons is using and developing how social media can help connect buyers and sellers.

And if you are considering selling, then please invite us out to value your property. We will listen to your needs and make sure we help you achieve them. We will happily provide guidance on current market trends and likely value, then advise best marketing strategies, and introduce you to preferred partners to help you along the way.



Sitting Room - 18'8" (5.69m) x 15'1" (4.6m)

Sash windows with shutters with far reaching views.
Exposed feature wall with ornate fireplace with slate
hearth. Opens to kitchen.



Kitchen - 14'4" (4.37m) x 8'0" (2.44m)

Sash window with shutters to front. Gloss kitchen units with worktops.

Electric oven and gas hob. One and a half sink unit.



Bedroom - 16'6" (5.03m) x 12'7" (3.84m)

Two sash windows with shutters to rear. Wardrobe. Coved. Radiator.
Steps to bathroom.

Shower Room

Sash window to rear. Boiler cupboard. LLWC. Hand basin and vanity.
Shower cubicle. Heated towel rail. Recess lights.

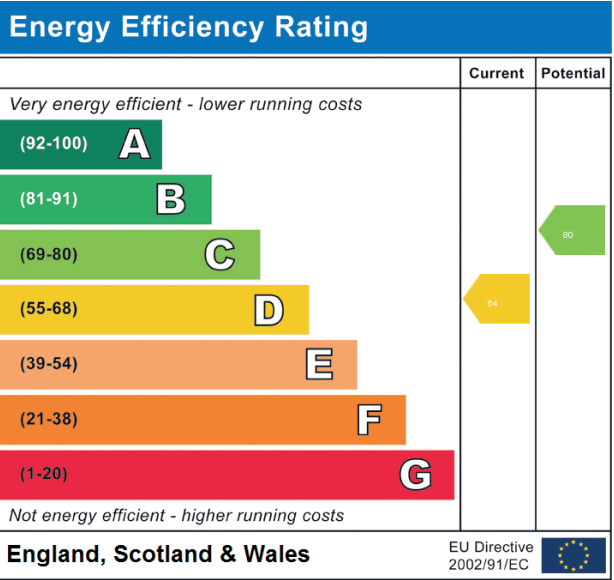
Second Floor

Approx. 73.6 square metres (793 sq. feet)

Approx. Gross Internal Floor Area
793 sq. ft / 73.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan obtained here measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code on Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan. Produced by Elements Property.





View

Contact the agency by email or phone to register your details and arrange an appointment. If this property is not for you, we would like to stay in contact to help find a suitable alternative.

Negotiation

Must be conducted through the agency.

Offer

You will be required to produce ID and Proof of Address for all buyers and beneficial owners. You will also be required to provide details of funding.



Strattons and Partners, for themselves and the owners, give notice that the particulars are produced in good faith as a general guide. They should not be as a statement of fact or contract. All measurements and distances are approximate. No equipment, fittings or fixtures have been tested.

OUR PARTNERS

Knowing good people in the process for the benefit of our customers is a key part of our mission. We hope that through our introductions clients will achieve their goals better. If you require any of the following we will happily recommend to you:

- Solicitor
- Mortgage Broker
- Letting Agent
- Removal Company

Strattons and Partners may receive fees for referral from third party companies that we introduce to sellers and buyers in the moving process.

Agent for this property
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The best move you'll make.

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