



[www.timbennettandassociates.co.uk](http://www.timbennettandassociates.co.uk)

**Tim Bennett**  
AND ASSOCIATES



TOWN & COUNTRY ESTATE AGENTS



## **Apartments 1 to 4 Lansdown Court, Lansdown Road, BATH. BA1 9BJ**

**Prices from  
£475,000 to £545,000**

*A choice of four newly created, and luxurious two double bed roomed garden apartments on the rural fringe of one of Bath's most prestigious residential addresses within 2 miles of the Georgian centre and just below Bath Race Course.*

Weekdays: **01225 325857**

Evenings and Weekends: **07528 853330**

[www.timbennettandassociates.co.uk](http://www.timbennettandassociates.co.uk)

[tim@timbennettandassociates.co.uk](mailto:tim@timbennettandassociates.co.uk)

# Apartments 1 to 4 Lansdown Court, Lansdown, Bath. BA1 9BJ

## DESCRIPTION

A choice of newly created, luxurious, garden apartments. Four of only eight stunning and substantial ground floor and duplex apartments in this exclusive and innovative re- development by prestigious local firm Crossman Homes. A prestigious residential address and a delightful situation are effortlessly combined with consistently well- proportioned accommodation and contemporary specification concentrating on the modern demand for the highest quality in comfort, convenience and quality of life. Designed to suit a myriad of potential purchasers, be they mature down-sizers seeking independence, security and flexibility of life style or simply those looking for an idyllic bolt hole away from the hustle and bustle of commercial life 'Lansdown Court' has it all. No onward chain. Help to buy available.

Apartment 1 - RESERVED (816 sq ft)  
Apartment 2 - £495,000 (785 sq ft)  
Apartment 3 - RESERVED (785 sq ft)  
Apartment 4 - RESERVED (1130 sq ft)

## LOCATION

Situated on the northern fringe of Bath, Lansdown Court, is within 2 miles the Georgian city centre. Various amenities are within a short walk (including The Hare and Hounds gastro pub. Both Kingswood and Royal High Schools are close by as are the new Abbot Alphege Academy and the much sought after St Stephens primary., In addition to this a convenience shop, a children's play area and a farm shop/café are planned at the redevelopment of the old MOD site at Endsleigh, close at hand. The area offers a wide choice of wonderful walks through rolling countryside are nearby, Commuters will be pleased to note Junction 18 M4 (Tormarton) is within 7 miles and regular rail services available at Bath Spa Station to London Paddington( 90 minutes approximately) as well as Bristol and the West Country. For the sportsman or woman Bath Race Course is within a few minutes' drive, as is Lansdown tennis/squash club and Lansdown golf club. The World Heritage City of Bath is renowned for its vast array of cultural, shopping, leisure and sporting facilities including the famous Royal Crescent and Circus, museums, shopping in Milsom Street, the Bath Theatre Royal, the Roman Baths and sporting facilities including: the Recreation Ground (the home of Bath Rugby), Bath Sports Centre and the Centre of sporting excellence at the University of Bath.

## DIRECTIONS

Leave Bath city centre, heading north on Lansdown Road. Take the left hand turning at St Stephens Church and continuing past The Royal High and Kingswood Schools. The road levels out and straightens. Proceed past Beckford's Tower on your left and the school playing fields on your right. Lansdown Court will be found on the right just before the Park and Ride.



Regency House, 3 Princes Street, Bath BA1 1HL T: 01225 325857  
E: [tim@timbennettandassociates.co.uk](mailto:tim@timbennettandassociates.co.uk) W: [www.timbennettandassociates.co.uk](http://www.timbennettandassociates.co.uk)