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**Tim Bennett**  
AND ASSOCIATES



TOWN & COUNTRY ESTATE AGENTS



## Flat 3, 34 Belvedere, Lansdown Road, Bath. BA1 5HR

Rent **£795.00 PCM**

- Second Floor period apartment
- One double bedroom
- Situated in a GII Listed C18th Building

- Fine rooftop views to the rear
- Close to local shops in Julian Road
- Within ½ miles' walk of city centre

Weekdays: **01225 325857**

Evenings and Weekends: **01225 326420**

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

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### DESCRIPTION

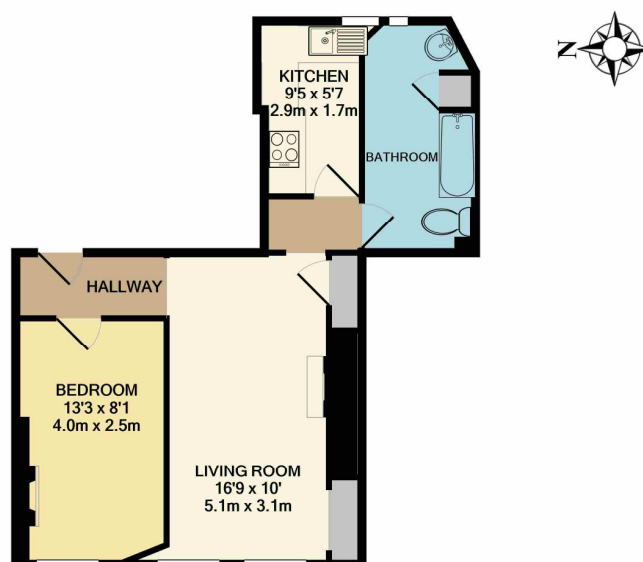
A well-presented one double bedroom apartment situated on the 2<sup>nd</sup> floor in this fine Eighteenth Century building within 1/2 mile's walk of central Bath and enjoying fine rooftop views of the city to front and rear. EPC- D and Council Tax Band B.

### LOCATION

Situated on Lansdown Road, in the sought-after Lower Lansdown district of the Georgian city, Belvedere is within ½ miles' walk of the city centre. More local facilities including a small mini supermarket and chemists can be found in Julian Road and St James Square respectively. Pleasant walks are available in Hedgemoad Park more immediately and Royal Victoria Park slightly further away. Lansdown Road is at the heart of the local bus route offering a regular service to the centre. Bath city centre itself offers a wealth of shopping, sporting and cultural distractions. Commuters will be pleased to note Junction18 (M4) will be found 10 miles north of Bath. Bath Spa Station (with its high-speed links to London Paddington (approximately 90 minutes), Bristol Temple Meads (approximately 15 minutes) and the West Country Rail Network) is within 15/20 minutes' walk (uphill on the way home).

### DIRECTIONS

From the city centre proceed on foot from the top of Milsom Street turn right into George Street and cross the road. Turn left at the traffic lights into Lansdown Road. The property will be found on the right-hand side approximately 100 metres after the turning after the right-hand turning Guinea Lane.



FLAT BELVEDERE, BATH.  
TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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)