

Baxters

Your Local Estate Agent



Penthouse Flat

3 Bedrooms

Ensuite to Master Bedroom

State of the Art Kitchen

Large Living Room

Dining Room



Flat 4, Haygarth Court Lansdown Grove
Bath, BA1 5EL

£375,000

Living Room 30' 9" x 22' 4" (9.37m x 6.81m)

A fabulous open plan living room - hard wood floors, fireplace, french doors to the balcony and amazing views to the south over the city of Bath.

Dining Room 21' 2" x 14' 7" (6.45m x 4.44m)

A great area adjoining the living room. Access to the balcony through the french doors and amazing views to the south.

Kitchen 17' x 14' 4" (5.18m x 4.37m)

State of the art kitchen with all of the latest technology. Six burner gas hob, two electric ovens, dishwasher and granite work tops.

Bathroom 14' x 8' 3" (4.27m x 2.51m)

Contemporary in design, walk in shower, double sinks, WC, heated marble floors and heated chrome towel rail.

Master Bedroom 22' 4" x 17' 8" (6.81m x 5.38m)

Very spacious master suite with floor to ceiling windows, large walk-in closet and ensuite bathroom.

Bedroom One 14' 1" x 11' 9" (4.29m x 3.58m)

Light and bright room with dual aspect windows and built-in wardrobes.

To arrange a viewing please call **01225 444666**

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012


Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

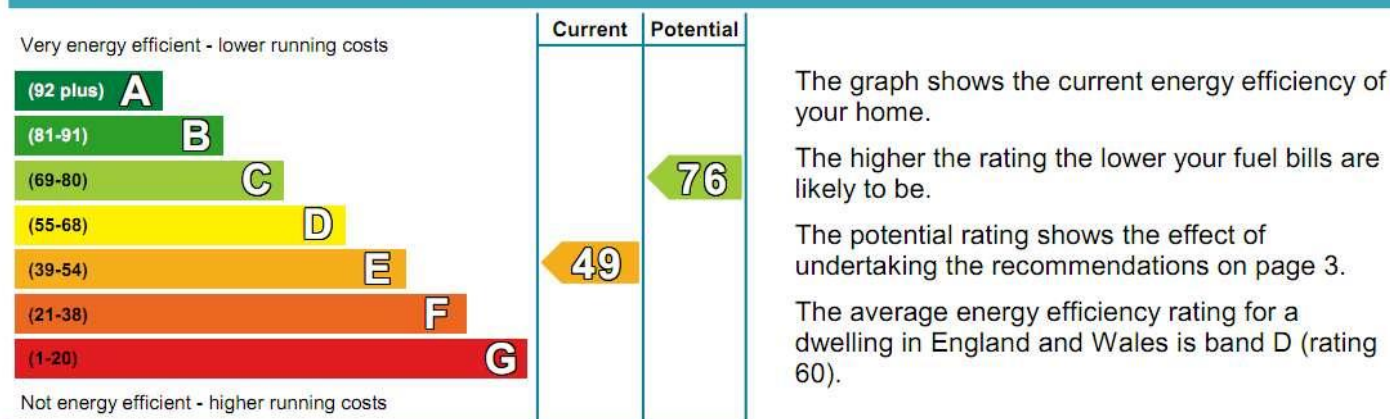
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.