EVELEIGHS

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Flat 7, Lons Court Bath Road, Bitton, BS30 6HX

£395,000

Nestled on Bath Road in the charming village of Bitton, this exquisite two-bedroom apartment is located on the second floor of the prestigious Lons Court Mansion, a former country estate dating back to 1864. Spanning an impressive 1,098 square feet, this residence offers a spacious and inviting atmosphere, perfect for modern living.

Upon entering, you will find a well-designed layout featuring two generous double bedrooms, ensuring ample space for relaxation and rest. The apartment boasts a separate utility room, a stylish bathroom, and a fitted open-plan kitchen/dining room, ideal for entertaining guests or enjoying family meals. The communal areas of Lons Court enhance the sense of community while providing a touch of elegance to your living experience.

Set at the end of a long private driveway, the property enjoys an elevated position that offers stunning views and a sense of tranquillity, making it feel like a serene country retreat. The surrounding open spaces provide a delightful backdrop, allowing you to unwind while observing the local wildlife.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via communal door into

Hallway

Stairs rising to second floor, front door into

Entrance Hall

Single radiator, doors to

Kitchen/Dining Room

22'2" x 13'11" (6.77 x 4.26)

Sash windows to side and front aspects, a range of wall and floor units with worksurface over, under unit lighting, sink drainer unit with mixer taps over, single radiator, integrated oven and electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer, breakfast bar area, open plan into dining area with fitted storage cupboards, double radiator, wood effect flooring.

Sitting Room

17'0" x 14'9" (5.20 x 4.52)

Sash windows to front aspect enjoying views over the grounds, double radiator, wood effect flooring, double internal doors to

Utility Area

7'7" x 7'3" (2.32 x 2.23)

Wash hand basin with taps over, close coupled w/c, space and plumbing for washing machine, space for tumble drier, wood effect flooring, storage cupboard with fitted shelving.

Master Bedroom

13'11" x 12'2" (4.25 x 3.72)

Sash window to side aspect, fitted wardrobes, double radiator.

Bedroom Two

15'11" x 10'2" (4.87 x 3.11)

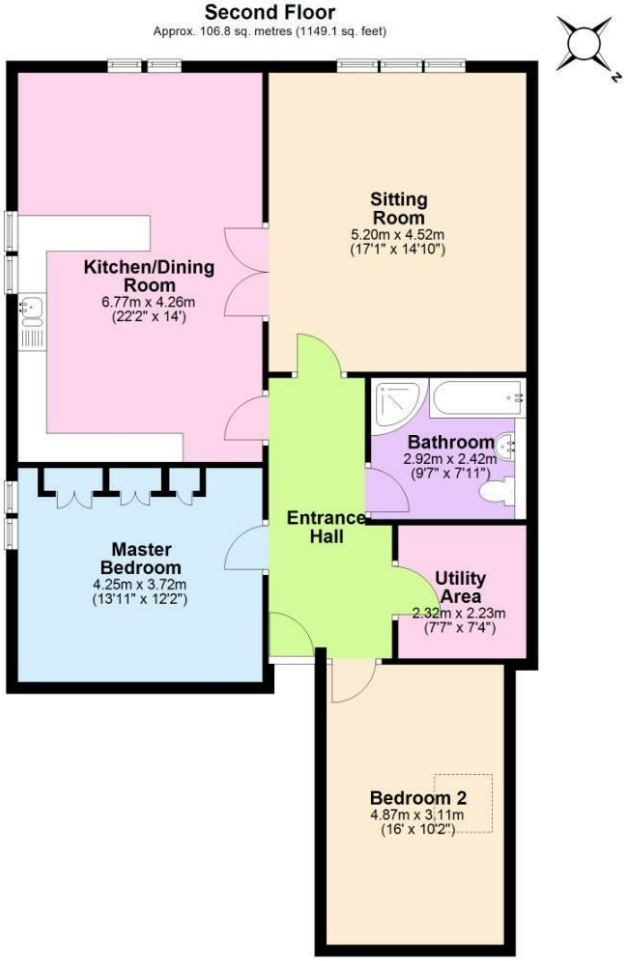
Velux window to side aspect, single radiator.

Bathroom
9'6" x 7'11" (2.92 x 2.42)

Suite comprising paneled bath, separate shower cubicle, wash hand basin with taps over, close coupled w/c, single radiator, spot lights, extractor fan.

Directions
Sat Nav BS30 6HX

Floor Plan

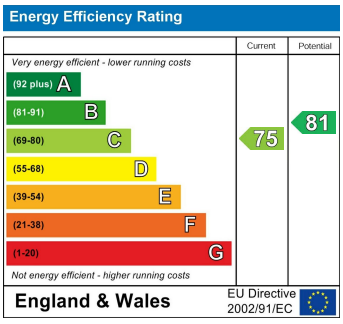


Total area: approx. 106.8 sq. metres (1149.1 sq. feet)

Flat 7 Lons Court, Britton

Area Map

Energy Efficiency Graph



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