

4 Haygarth Court Lansdown Grove  
Bath, BA1 5EL

**Monthly Rental Of £850**



Haygarth Court is located in the highly sought after Lansdown area of the beautiful city of Bath. This wonderful flat has been designed by an award winning architect and this penthouse has stunning views across the city. The two levels allow all the main rooms to take advantage of the outlook, while the open stairwell and gallery provide a dramatic sense of space and light to the interiors. Floor to ceiling windows lead from the main living area to a large balcony which leads to the landscaped garden and a further terraced area. Providing an intimate connection between inside and outside, a viewing is essential to appreciate this spectacular property. This flat is immediately available on an unfurnished basis.

**PREDESIGN D**  
**THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ**  
**TEL: 01225 303500 E-MAIL: DESIGNER@EXPERTAGENT.CO.UK**  
**D.TEMPLATE.EXPERTAGENT.CO.UK/**



DESCRIPTION

ACCOMMODATION

**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.

**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.

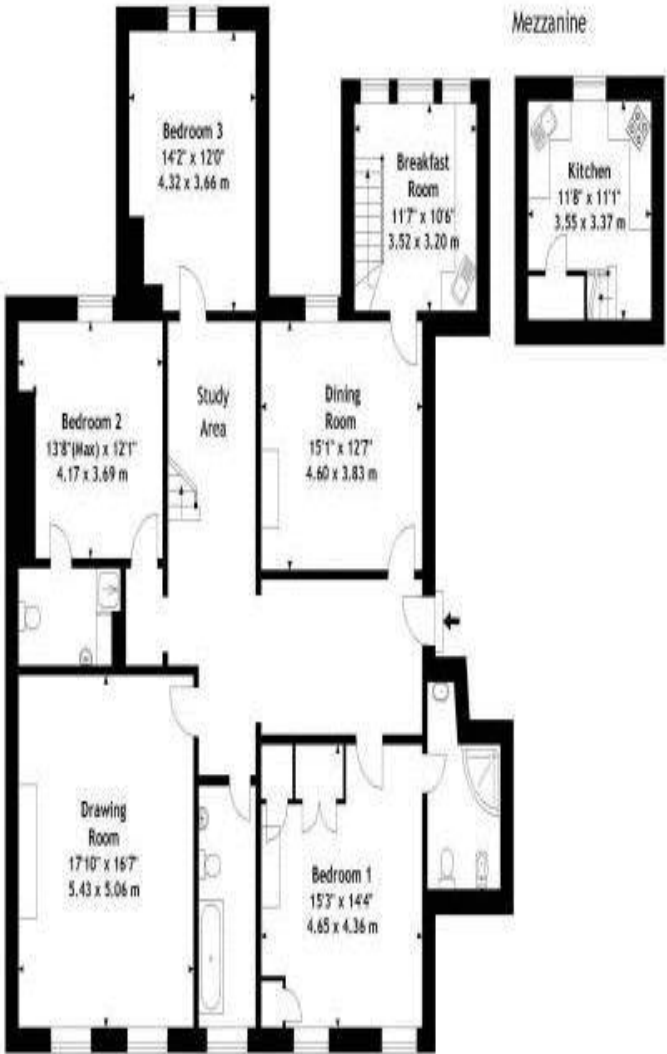
**MASTER BEDROOM** 22' 4" x 17' 8" (6.81m x 5.38m)  
Very spacious master suite with floor to ceiling windows, large walk-in closet and ensuite bathroom.

**BEDROOM ONE** 14' 1" x 11' 9" (4.29m x 3.58m)  
Light and bright room with dual aspect windows and built-in wardrobes.





FLOORPLANS



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 m<sup>2</sup>

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

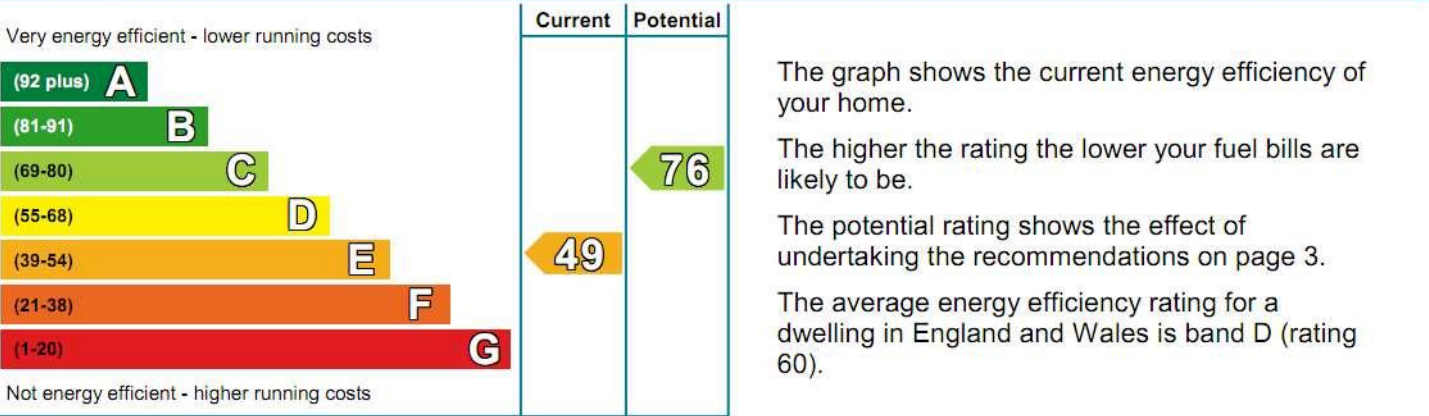
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

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](http://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.