

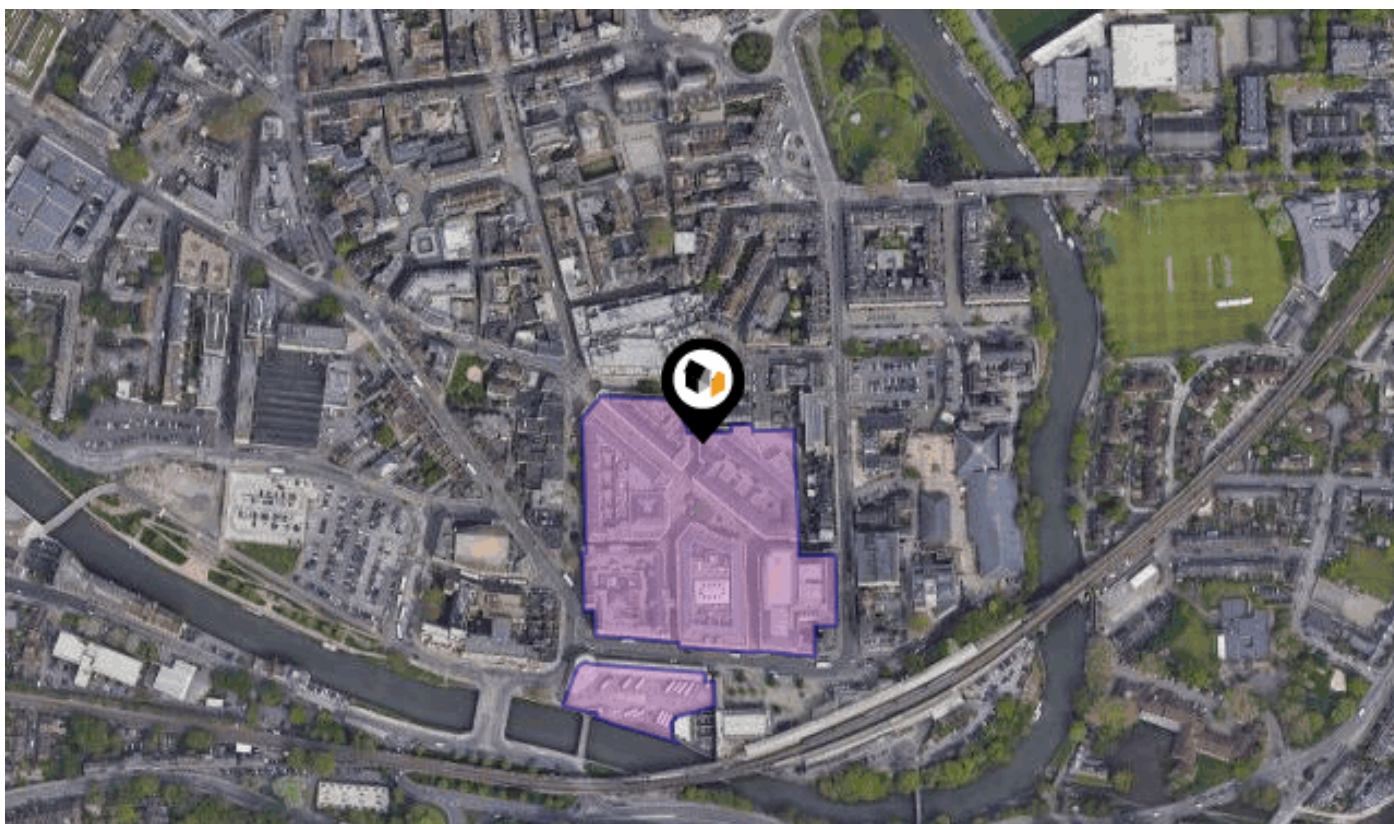


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26<sup>th</sup> June 2024



## 2, PHILIP STREET, BATH, BA1

Asking Price : £330,000

### Martin & Co Bath

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### LEASEHOLD CITY CENTRE APARTMENT

Martin and Co Bath Residential Sales are offering for this this City Centre Apartment in the sought after Southgate development which was built in 2012. This spacious apartment is one of the largest two beds in the development and is accessed via a secure entrance, it has both a lift and stair access.

Elevated above street level, this modern apartment is conveniently situated in the heart of Bath City Centre with ideal access to Bath Spa Railway station (London Paddington 75 mins). From the entrance hallway which has a built-in cupboard for storage and utility cupboard with a washing machine and there is wooden flooring.

Directly in front of you is the open plan reception room which three double glazed windows, shelving, some fitted cupboards provide some very good storage, radiators, and wooden flooring. The Open Plan Kitchen Single drainers sink unit with mixer taps, range of wall mounted and base cupboards providing storage along with gas hob and an overhead extractor fan.

There is also a built-in microwave and oven and an upright fridge freezer a dishwasher and wooden flooring. As you come back out to the entrance hallway to the right-hand side is the modern family bathroom which is white suite comprising of an enclosed panelled Bath with a shower attachment, and a shower screen.

There is a low level WC and a pedestal wash hand basin and part tiled walls. This apartment has two double bedrooms with bedroom 1 having a double-glazed window, radiator, Carpet covered flooring and an En Suite Shower room which has a shower cubicle a wall mounted wash hand basin a WC, Tiled walls and flooring.

Bedroom 2 again a double has a radiator, Double glazed Window and carpet covered flooring. The City Centre offers excellent shopping, with many high street retailers and boutique outlets along with its many bars, pubs, restaurants, and some amazing architecture, which includes The Circus, Pulteney Bridge, The Royal Crescent which is simply outstanding along with Bath Abbey.

The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.

The service charge is £1350 every half year and the ground rent is £250 per year.

All viewings are by appointment only through Martin and Co Bath



## Property

<b>Type:</b>	Flat / Maisonette	<b>Asking Price:</b>	£330,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>	<b>Start Date:</b>	19/12/2012
<b>Plot Area:</b>	6.84 acres	<b>End Date:</b>	20/12/2262
<b>Year Built :</b>	2007-2011	<b>Lease Term:</b>	250 years from 20 December 2012
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	238 years
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	ST303689		

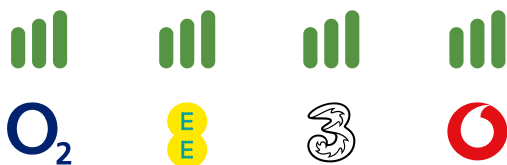
## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	Bath
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



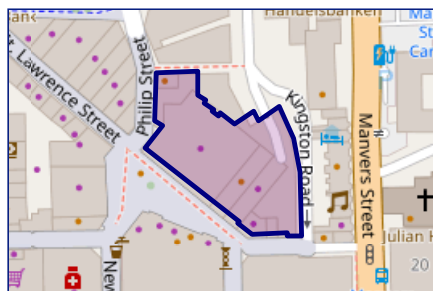
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Leasehold Title Plans



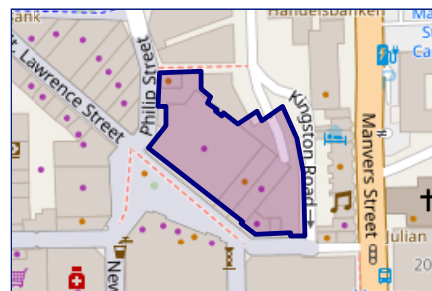
### ST303689

Start Date: 23/02/2012  
 End Date: 19/04/2136  
 Lease Term: 125 years  
 from 19 April  
 2011  
 Term Remaining: 111 years



### ST297726

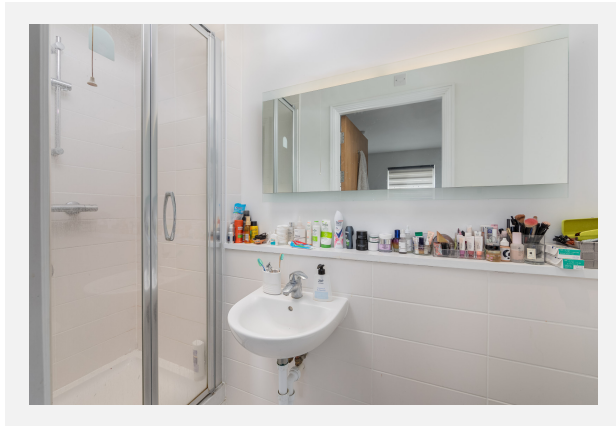
Start Date: 23/02/2012  
 End Date: 19/04/2136  
 Lease Term: 125 years  
 from 19 April  
 2011  
 Term Remaining: 111 years



### ST297512

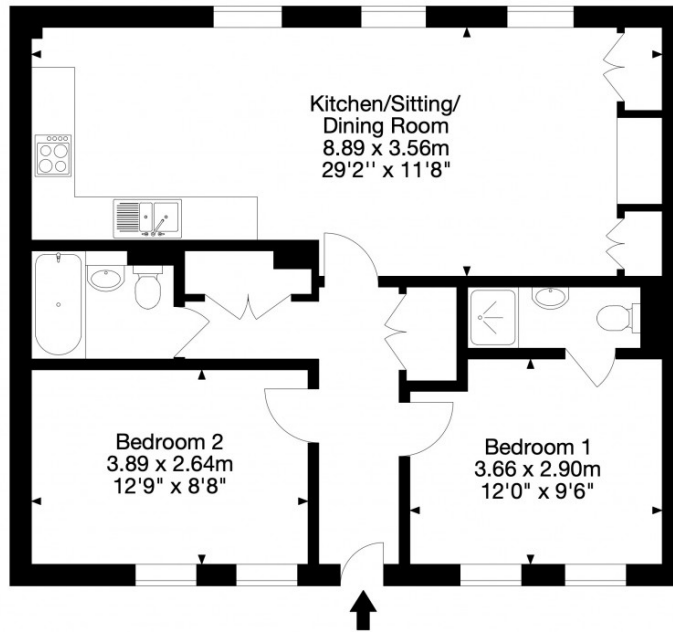
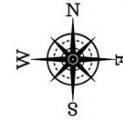
Start Date: 19/12/2012  
 End Date: 20/12/2262  
 Lease Term: 250 years from  
 20 December  
 2012  
 Term Remaining: 238 years





## 2, PHILIP STREET, BATH, BA1

Philip House, 2 Philip Street, Southgate, Bath BA1 1AU  
Gross Internal Area (Approx.)  
67 sq m / 724 sq ft



Third Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

2 PHILIP STREET, CITY CENTRE, BA1

Energy rating

**C**

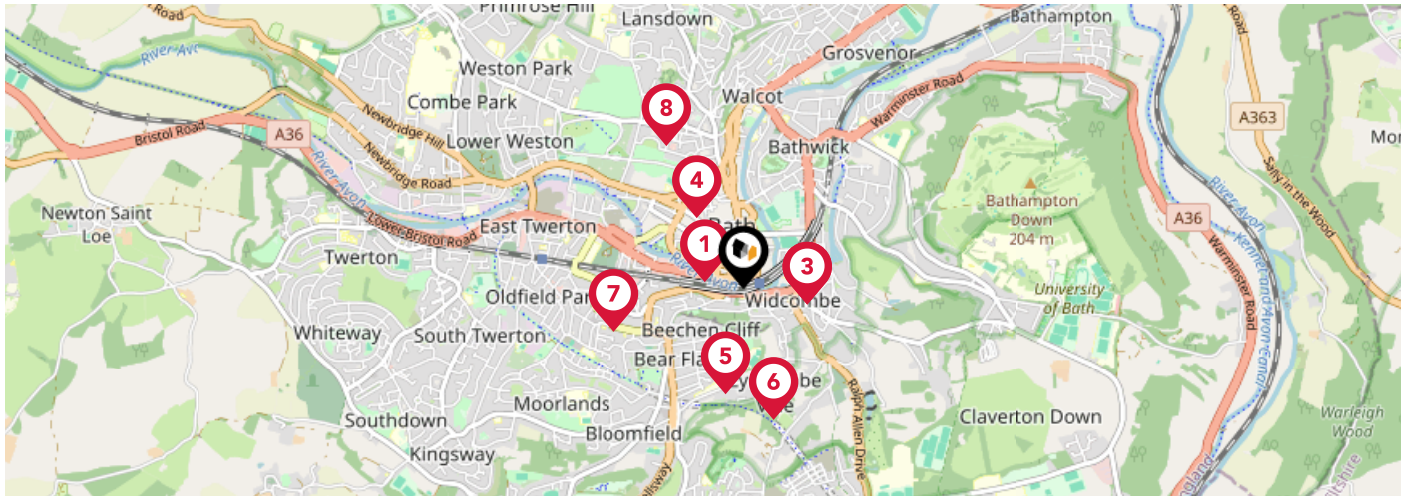
Valid until 18.02.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

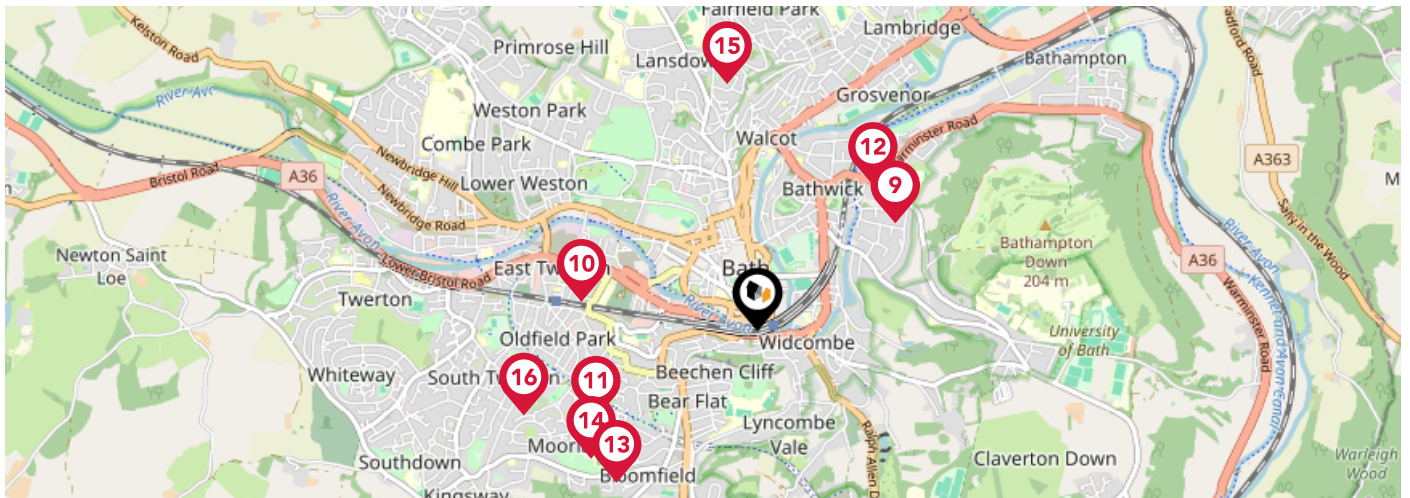


### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 10 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	03
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 36% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	69 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bath College</b> Ofsted Rating: Good   Pupils:0   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 238   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Beechen Cliff School</b> Ofsted Rating: Inadequate   Pupils: 1286   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Paragon School, Junior School of Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 261   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1385   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

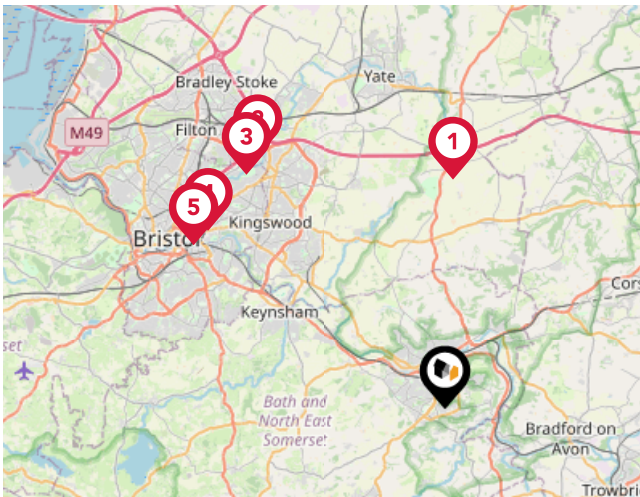


		Nursery	Primary	Secondary	College	Private
	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1110   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 315   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathwick St Mary Church School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 248   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



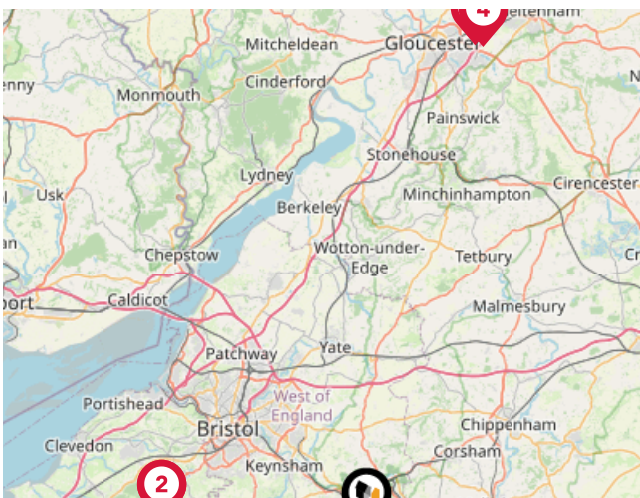
## National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.12 miles
2	Bath Spa Rail Station	0.13 miles
3	Bath Spa Rail Station	0.14 miles



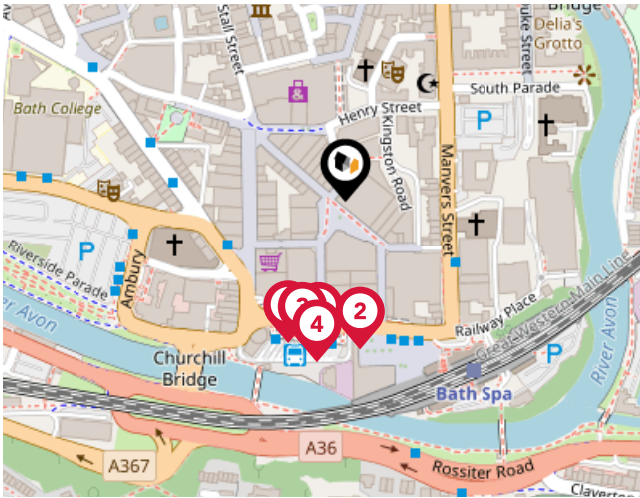
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.49 miles
2	M4 J19	11.57 miles
3	M32 J1	11.34 miles
4	M32 J2	10.95 miles
5	M32 J3	11.09 miles



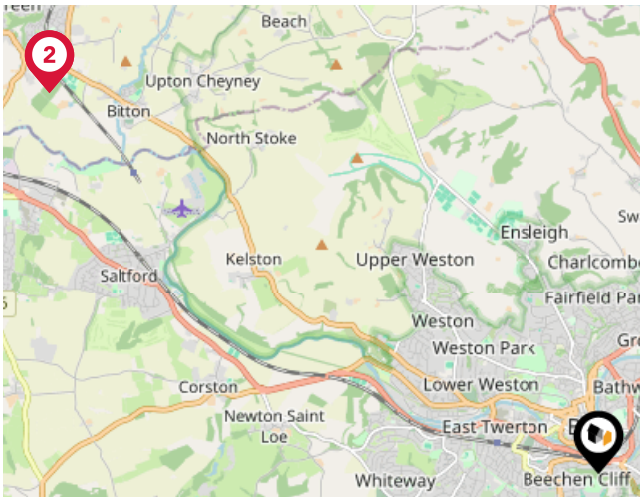
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.23 miles
2	Bristol International Airport	15.23 miles
3	Gloucestershire Airport	36.62 miles
4	Gloucestershire Airport	36.55 miles



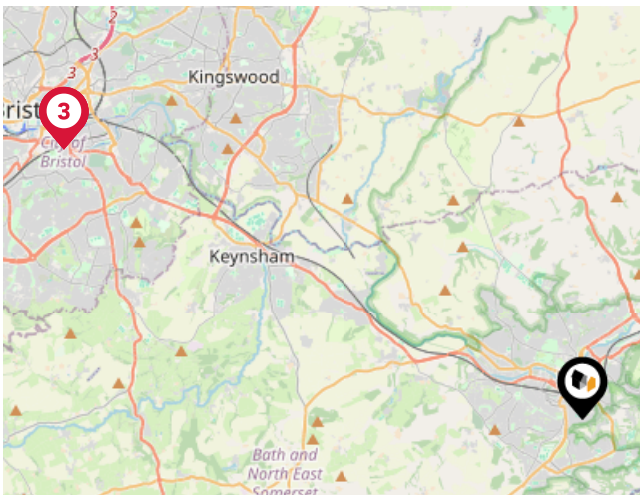
### Bus Stops/Stations

Pin	Name	Distance
1	Dorchester Street	0.08 miles
2	obsolete	0.09 miles
3	Dorchester Street	0.09 miles
4	Dorchester Street	0.09 miles
5	Dorchester Street	0.09 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.19 miles
2	Bitton (Avon Valley Railway)	6.19 miles



### Ferry Terminals

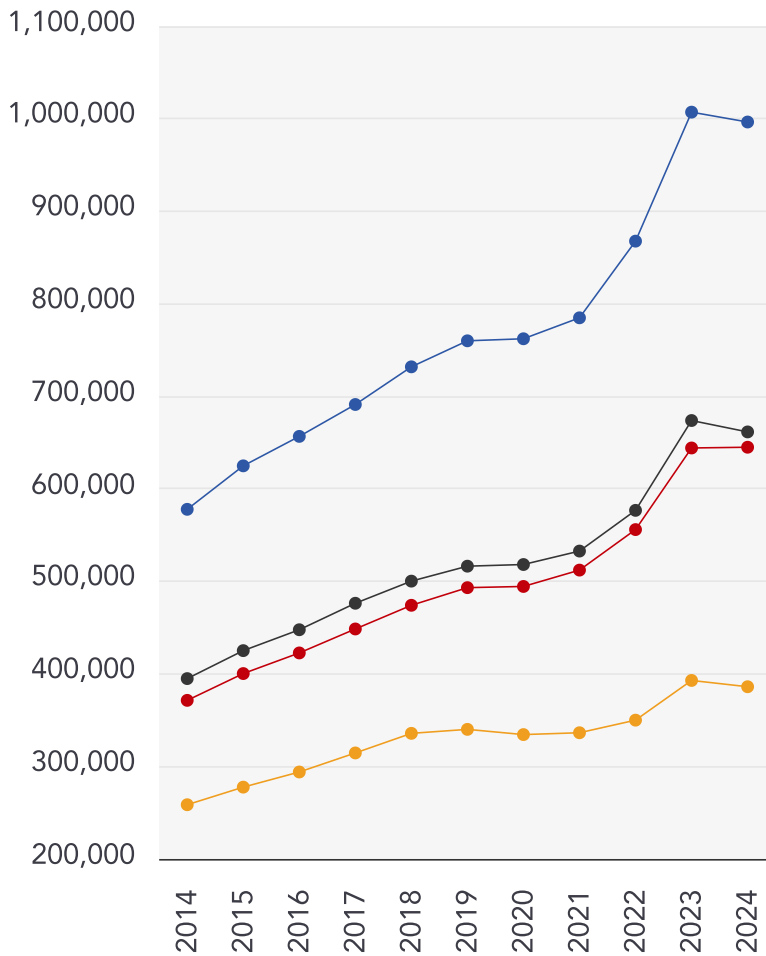
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.84 miles
2	Temple Meads Station Ferry Landing	10.84 miles
3	Temple Meads Station Ferry Landing	10.84 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in BA1



Detached

**+72.44%**

Terraced

**+67.5%**

Semi-Detached

**+73.65%**

Flat

**+49.31%**



### Martin & Co Bath

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We are proud to have managed residential sales and property lets in the heart of Bath and the surrounding areas, since 2004.

As a UNESCO World Heritage site, the city of Bath attracts many visitors, who visit its Roman Baths and historic sites all year round. Its outstanding schools and significantly low crime rate make the city a much desired location.

Our Bath-born Director Brian Phillips is a Member of the Association of Residential Letting Agents (ARLA), and has excellent local knowledge and understanding of the latest property trends.

Our team at Martin & Co Bath is on hand to provide friendly, professional advice on sales, lettings or buy-to-let investments. A full management service is also available to all UK and overseas landlords.

If you're looking for a property to buy, let or rent in Bath, please contact a member of our dedicated team who will be happy to help.

### Testimonial 1



I contacted Martin & Co to sell my house, and found them efficient, courteous and very knowledgeable about the state of the market locally and the wider situation in the economy. I liked the face to face approach and the feeling that you're more than just another sale.

### Testimonial 2



We had a move which was really time critical and Bebe was excellent in helping us get what we needed in a new home. She really made us feel like we were cared for as prospective tenants and she completely understood our difficult situation and pulled out all the stops to help us. We would definitely rent with these guys in the future and will be recommending them to anyone who asks us!

### Testimonial 3



Professional, very helpful and friendly staff.



/martincouk



/martincouk



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# Martin & Co Bath

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