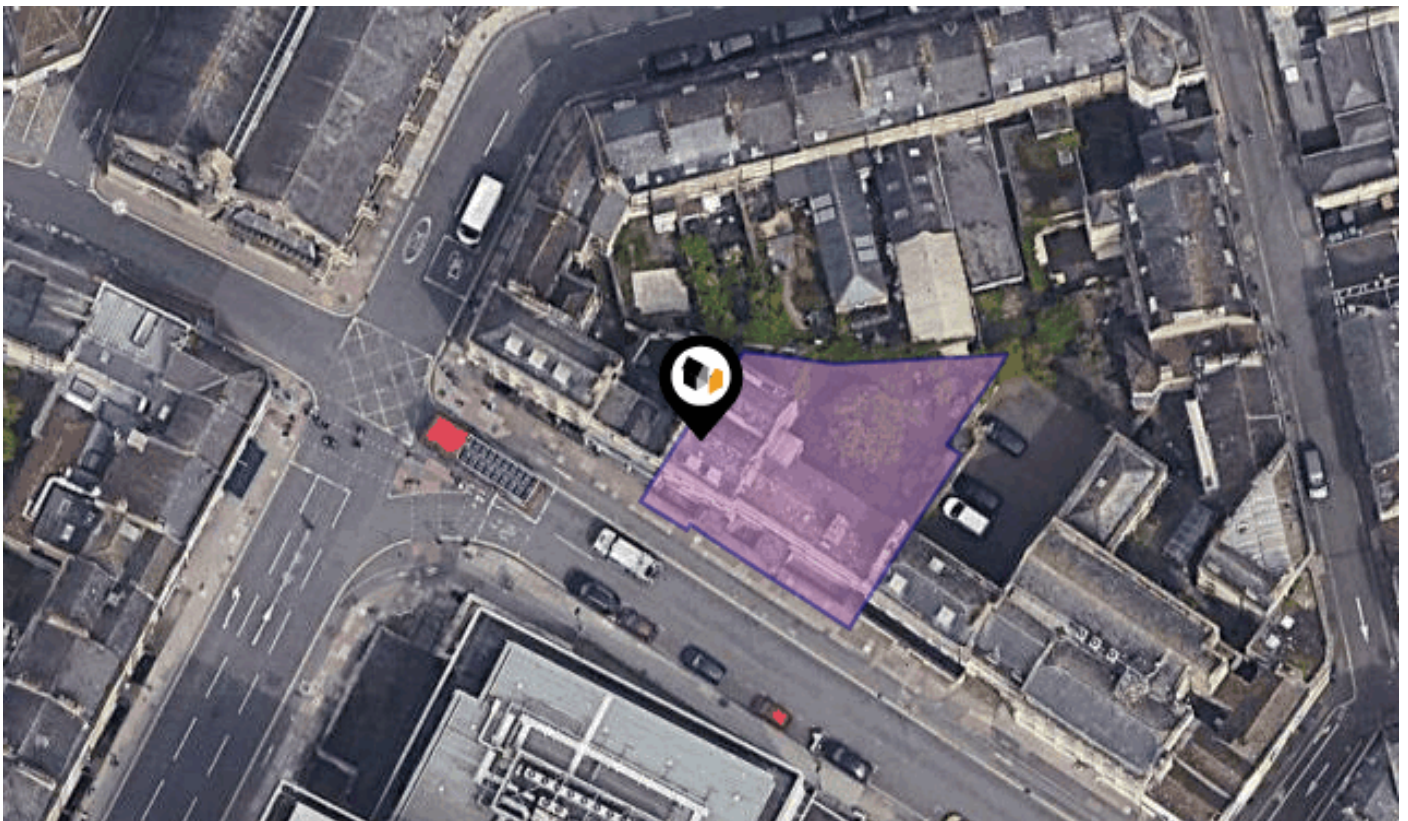




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08<sup>th</sup> January 2024



**26, MONMOUTH STREET, BATH, BA1**

**Asking Price :** £200,000

## Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)

### SHARE OF FREEHOLD - NO ONWARD CHAIN

A fabulous one bedroom apartment situated in a converted Grade II listed Georgian townhouse in Bath City Centre with a communal garden.

This spacious top floor apartment comprises of a hallway, dual-aspect living/dining room, fitted kitchen, spacious double bedroom with fitted wardrobes, and a bathroom with a shower over the top of the bath.

The property is situated in Bath Central Parking Zone which offered with no onward chain and would be an ideal first-time buy or investment with a good yield.

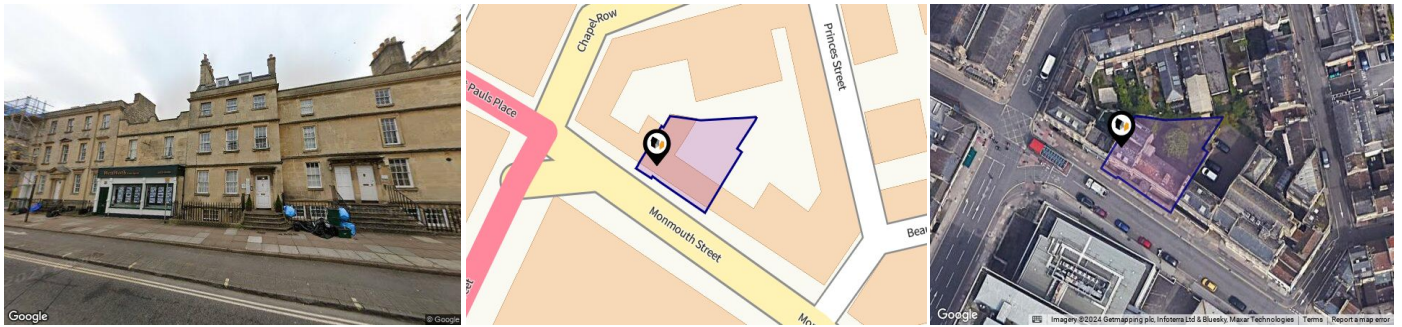
Early viewing is highly recommended.

Monmouth Street is just a short level walk into the centre of Bath and approximately half a mile from Bath Spa railway station with regular services to London Paddington. Bath 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 and The Roman Baths.

### AGENTS NOTES

Lease Information Tenure: Leasehold with a share of freehold

Length of lease: 999 years from 1978 (953 years remaining) Service charge £1,650 per annum Ground rent: £15 per annum



## Property

<b>Type:</b>	Flat / Maisonette	<b>Asking Price:</b>	£200,000
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	697 ft <sup>2</sup> / 64 m <sup>2</sup>	<b>Start Date:</b>	28/09/1977
<b>Plot Area:</b>	0.1 acres	<b>End Date:</b>	24/06/2976
<b>Year Built :</b>	Before 1900	<b>Lease Term:</b>	999 years from 24.6.1977
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	953 years
<b>Annual Estimate:</b>	£1,516		
<b>Title Number:</b>	AV29431		
<b>UPRN:</b>	100120047858		

## Local Area

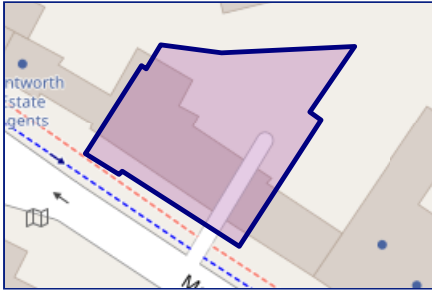
<b>Local Authority:</b>	Bath And North East Somerset
<b>Conservation Area:</b>	Bath, Bath and North East Somerset
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Low

### Satellite/Fibre TV Availability:



## Freehold Title Plan

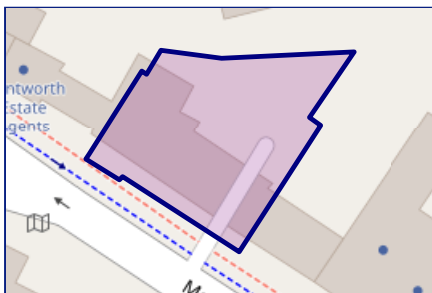
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**AV8391**

## Leasehold Title Plan

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**AV29431**

Start Date: 28/09/1977  
End Date: 24/06/2976  
Lease Term: 999 years from 24.6.1977  
Term Remaining: 953 years





**26, MONMOUTH STREET, BATH, BA1**

Approximate Gross Internal Area  
64.82 sq m / 697.71 sq ft

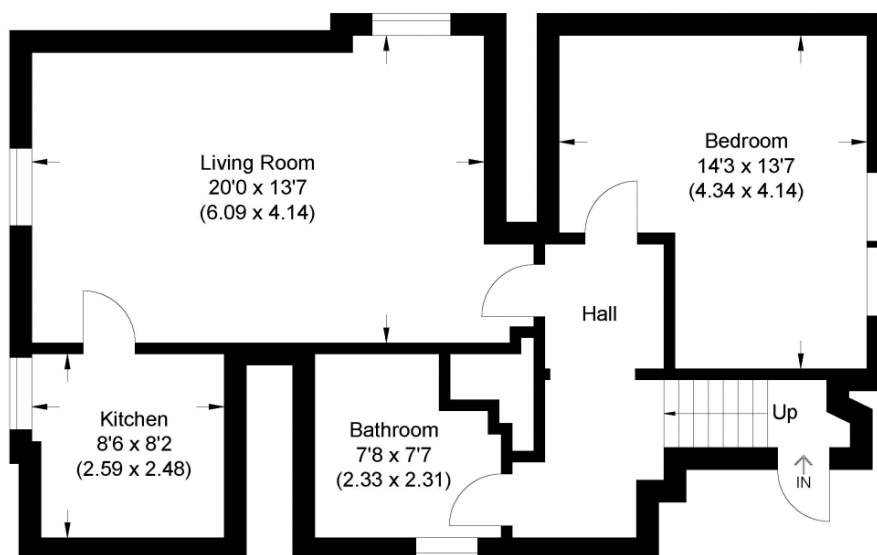


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced By [www.myphotogenie.co.uk](http://www.myphotogenie.co.uk)

26, Monmouth Street, BA1

Energy rating

**E**

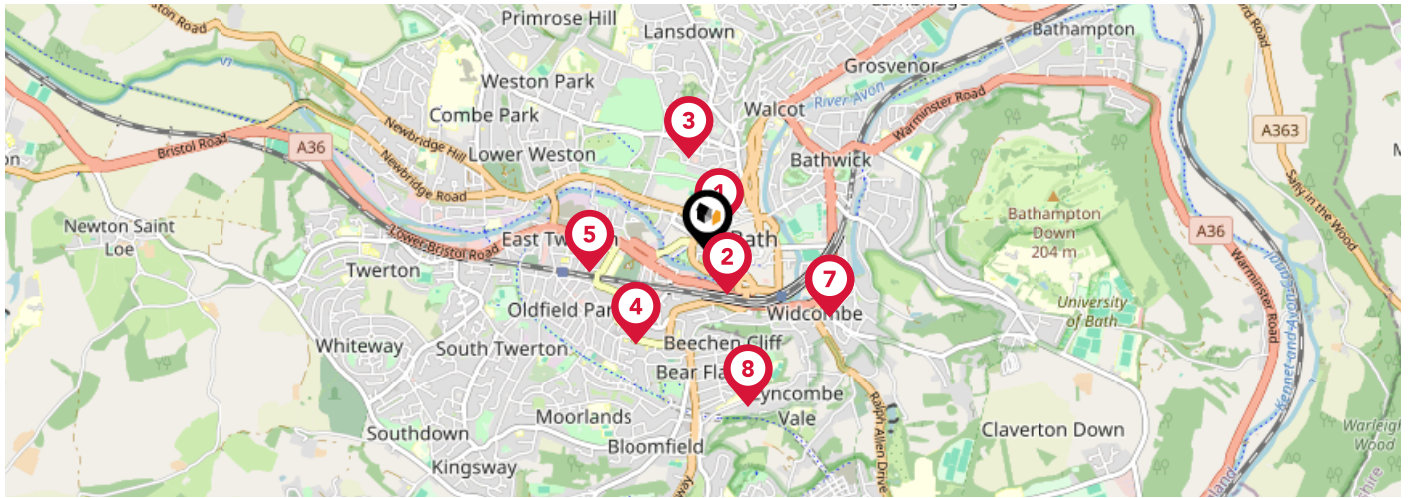
Valid until 05.09.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		57   <b>D</b>
39-54	<b>E</b>	42   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

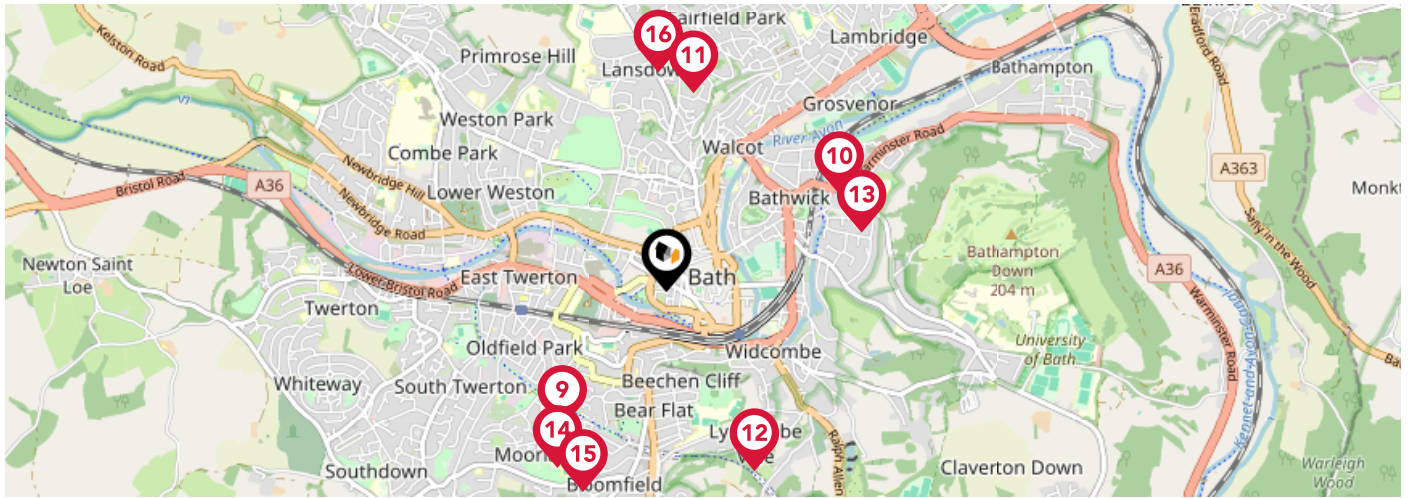


### Additional EPC Data

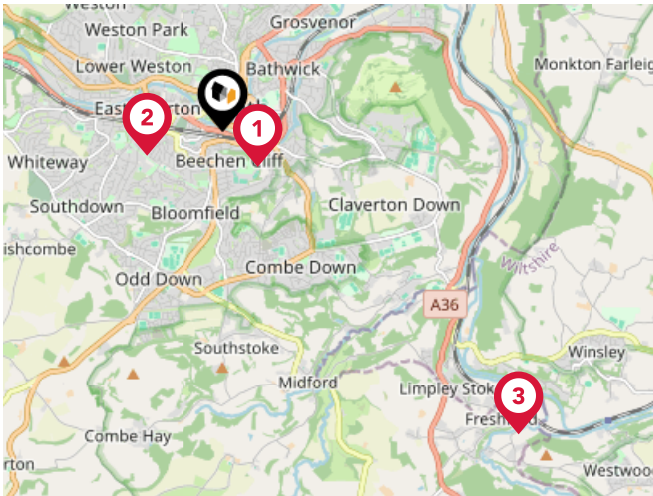
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	4th
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Secondary glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Automatic charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 43% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	52 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bath College</b> Ofsted Rating: Good   Pupils:0   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1385   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 238   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Beechen Cliff School</b> Ofsted Rating: Inadequate   Pupils: 1286   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

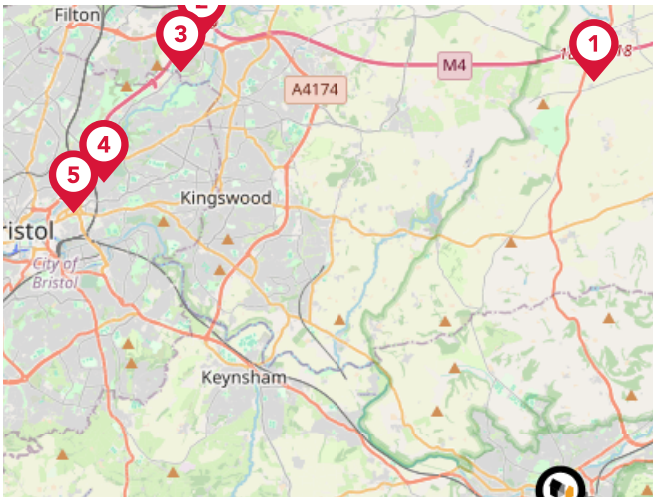


	Nursery	Primary	Secondary	College	Private
<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 315   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bathwick St Mary Church School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.92	<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:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Paragon School, Junior School of Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 261   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1110   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance:0.96	<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:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



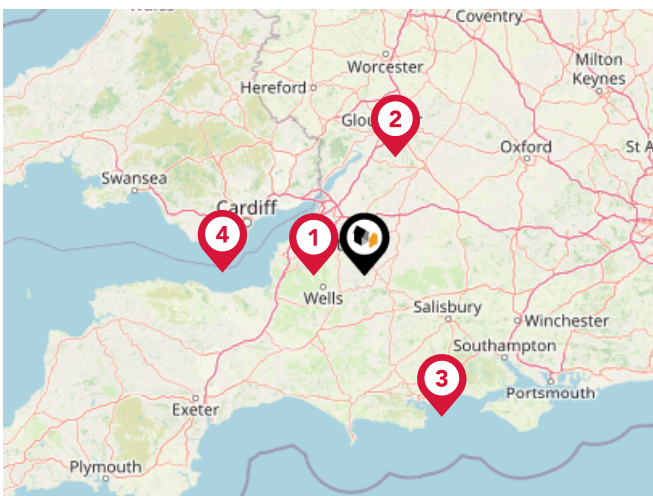
## National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.47 miles
	Oldfield Park Rail Station	0.73 miles
	Freshford Rail Station	3.92 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	8.28 miles
	M4 J19	11.24 miles
	M32 J1	10.99 miles
	M32 J2	10.6 miles
	M32 J3	10.74 miles

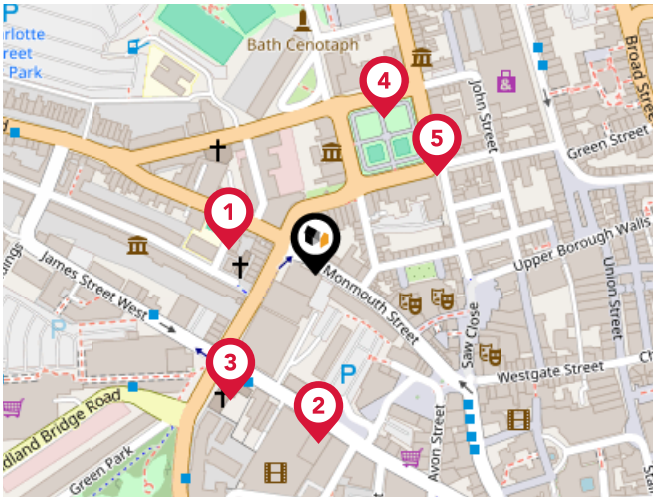


## Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	14.96 miles
	Gloucestershire Airport	36.4 miles
	Bournemouth International Airport	47.82 miles
	Cardiff International Airport	42.07 miles

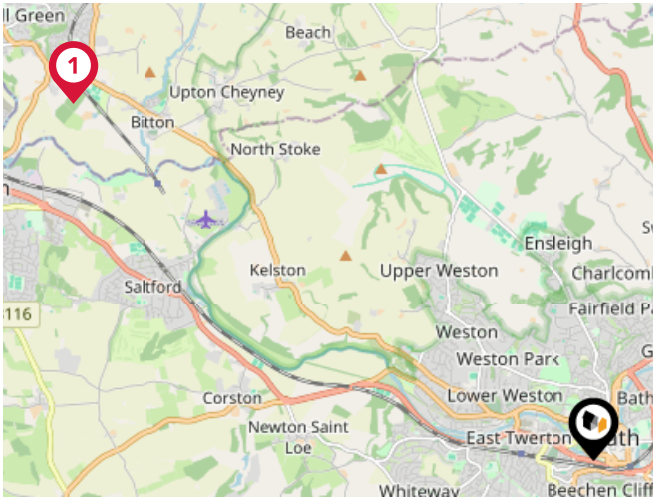
# Area

## Transport (Local)



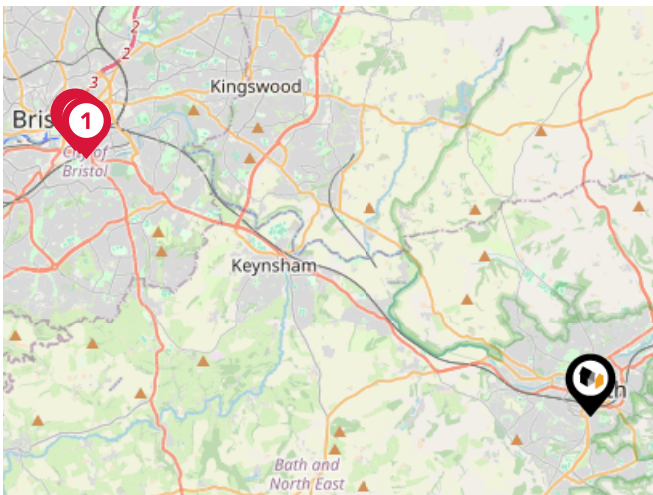
### Bus Stops/Stations

Pin	Name	Distance
1	Monmouth Place	0.05 miles
2	James Street West	0.1 miles
3	James Street West	0.09 miles
4	Queen Square	0.1 miles
5	Queen Square	0.09 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.84 miles



### Ferry Terminals

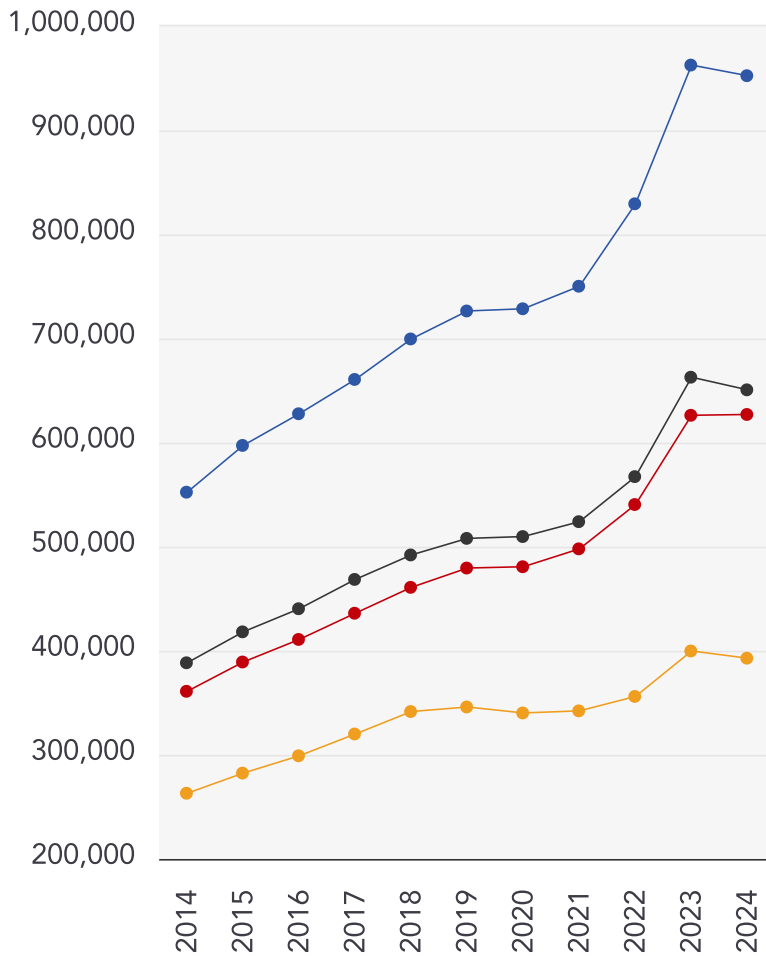
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.5 miles
2	Temple Bridge (Bristol) Ferry Landing	10.63 miles
3	St Philip's Bridge	10.75 miles

# 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.



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/company/martin-&-co-/



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# Martin & Co Bath

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