

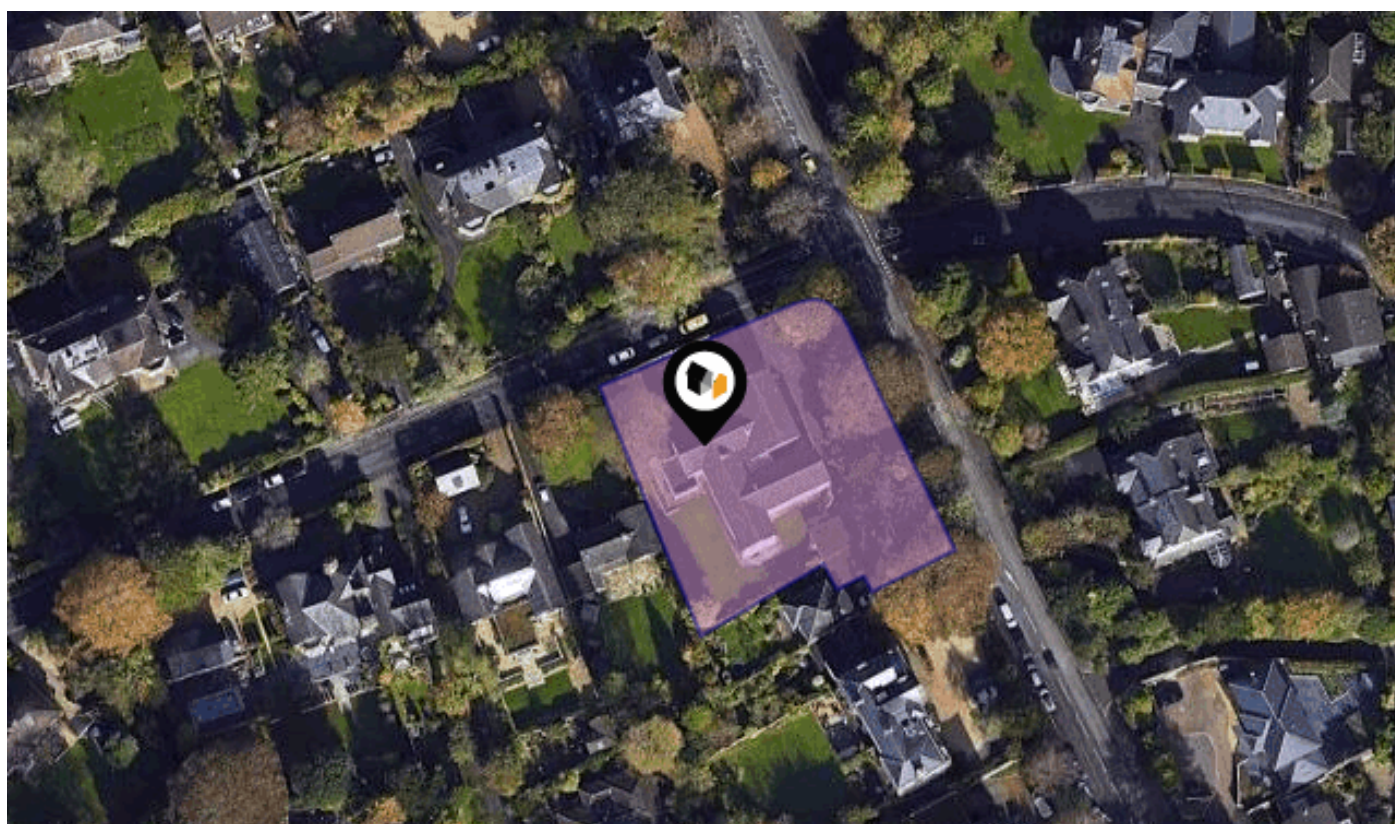


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th May 2023



**CHARLECOTE , SION ROAD, LANSDOWN ROAD, BATH,
BA1**

Asking Price : £525,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

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www.martinco.com/estate-agents-and-letting-agents/branch/bath



Introduction

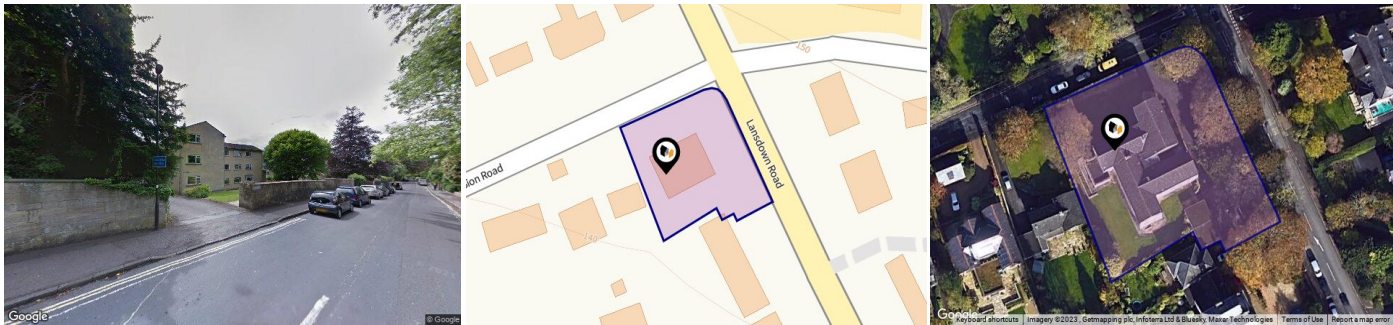
Our Comments



Located in Lansdown Sion Road this amazing high specification contemporary apartment with spectacular views of Bath from every window! Situated on the top floor of a prestigious development and provides a communal garden and a private parking space and visitor parking on a first come first served basis and residential parking permits are required in the adjoining roads.

The large open plan living area is well laid out with a light and spacious living and dining area. The kitchen area is fully equipped with Bosch appliances and has a large temperature-controlled wine fridge.

Located a mile and a half and just a five minute drive from Bath City Centre and if fancy a stroll into the centre of Bath then you will enjoy the many Bars, pubs, restaurants and some architecture including the Circus, Pulteney Bridge and Royal Crescent which is simply outstanding, so take in what Bath has to offer you including Bath Abbey and the Roman Baths which are some the areas top attractions.



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	968 ft ² / 89 m ²
Plot Area:	0.51 acres
Year Built :	2021
Council Tax :	Band D
Annual Estimate:	£1,950
Title Number:	ST337288
UPRN:	100120046969

Last Sold £/ft ² :	£470
Asking Price:	£525,000
Tenure:	Freehold

Local Area

Local Authority:	Bath And North East Somerset
Flood Risk:	Very Low
Conservation Area:	Bath, Bath and North East Somerset

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	69 mb/s	- mb/s
		

Mobile Coverage:

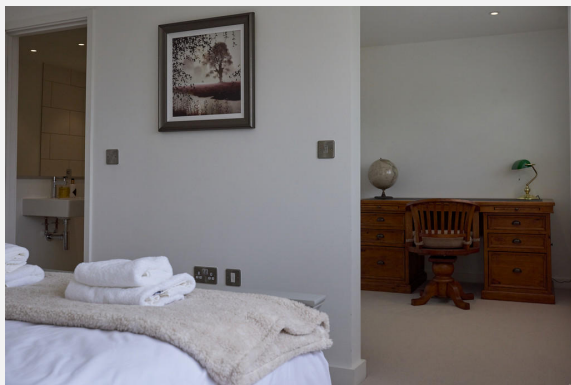
(based on calls indoors)

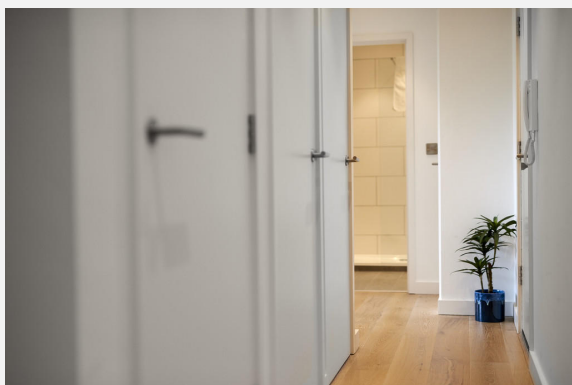
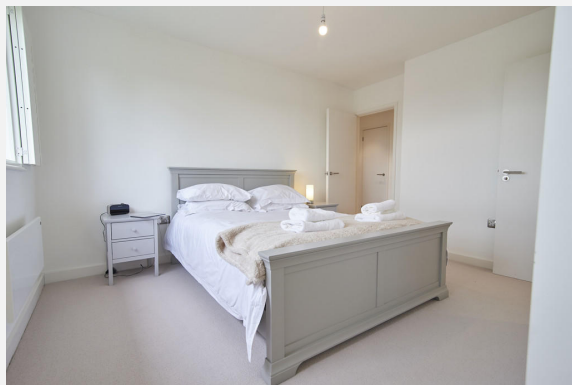


Satellite/Fibre TV Availability:









CHARLECOTE , SION ROAD, LANSDOWN ROAD, BATH, BA1

Approximate Gross Internal Area
89.97 sq m / 968.42 sq ft

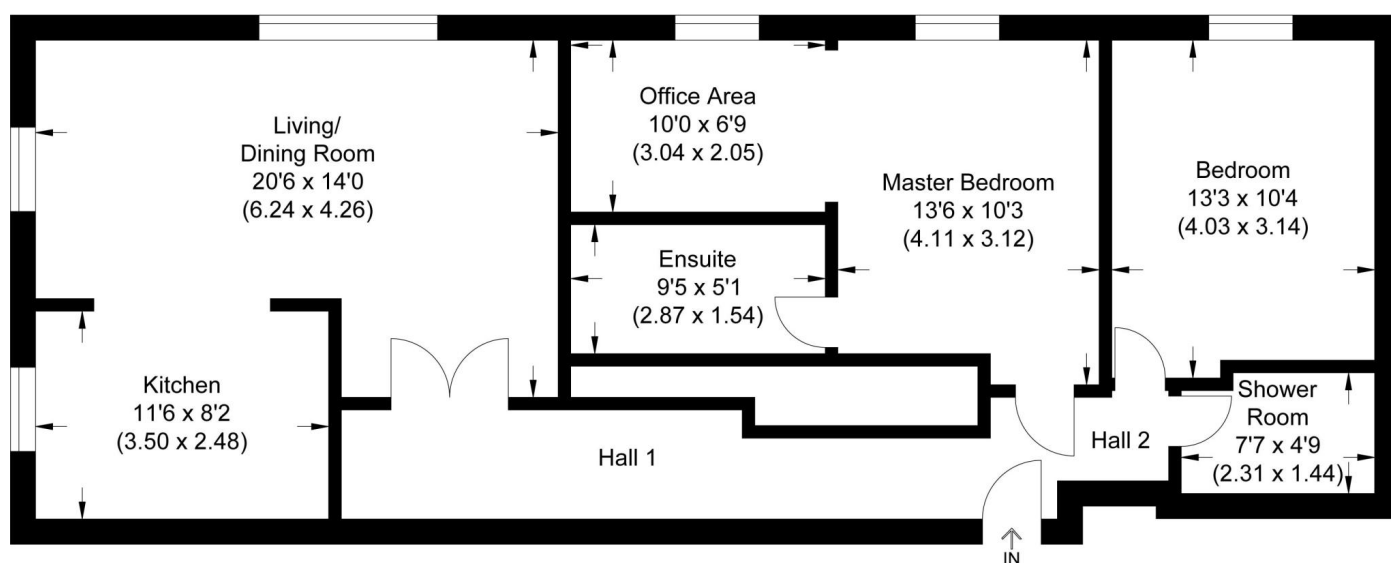
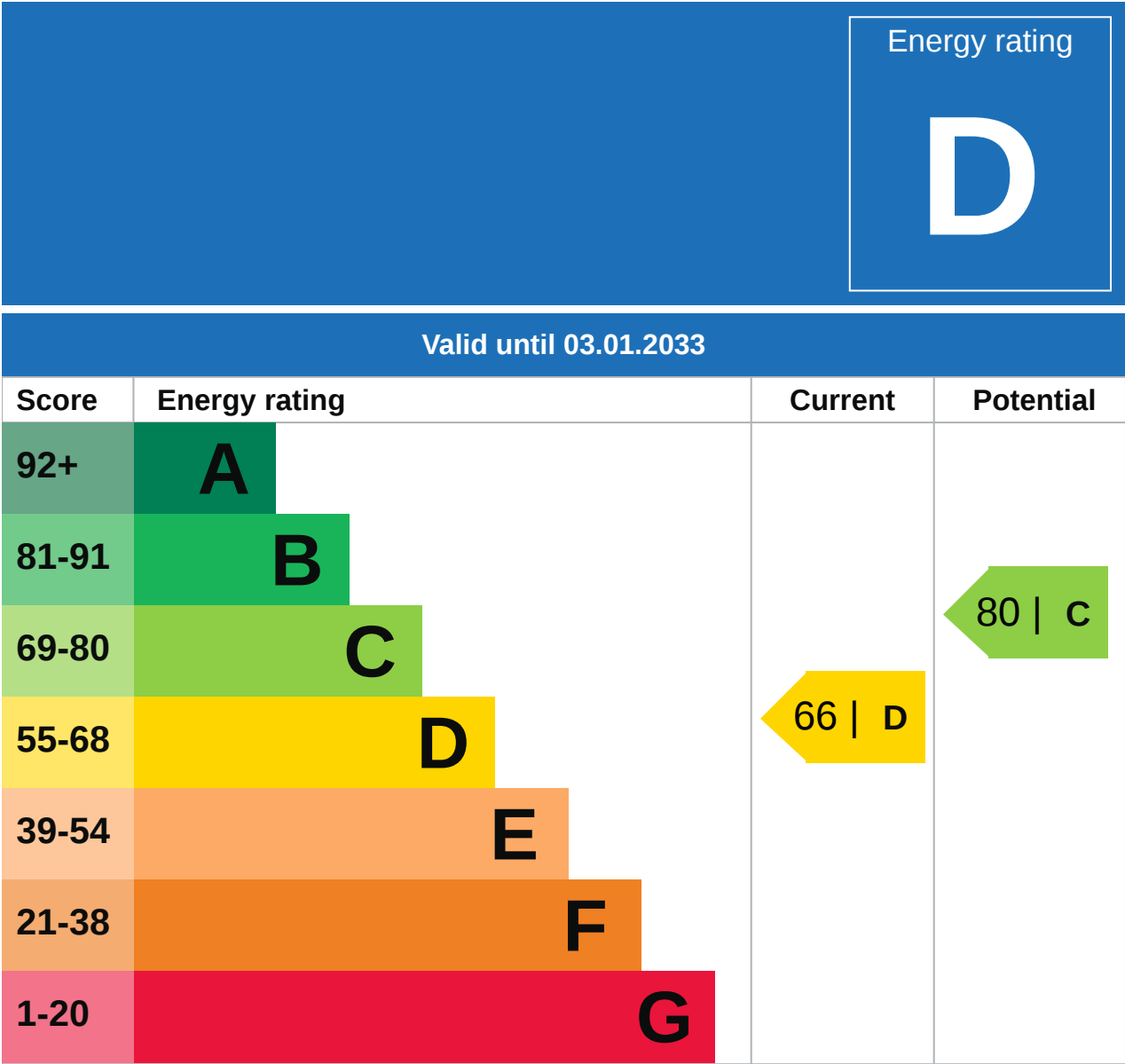
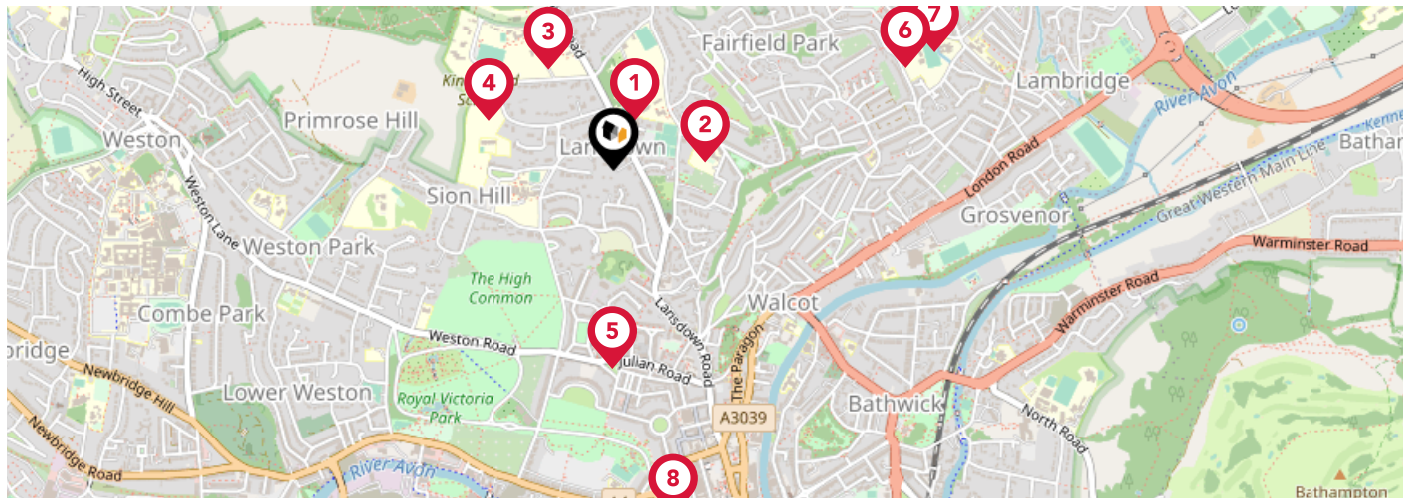


Illustration for identification purposes only, measurements are approximate, not to scale.

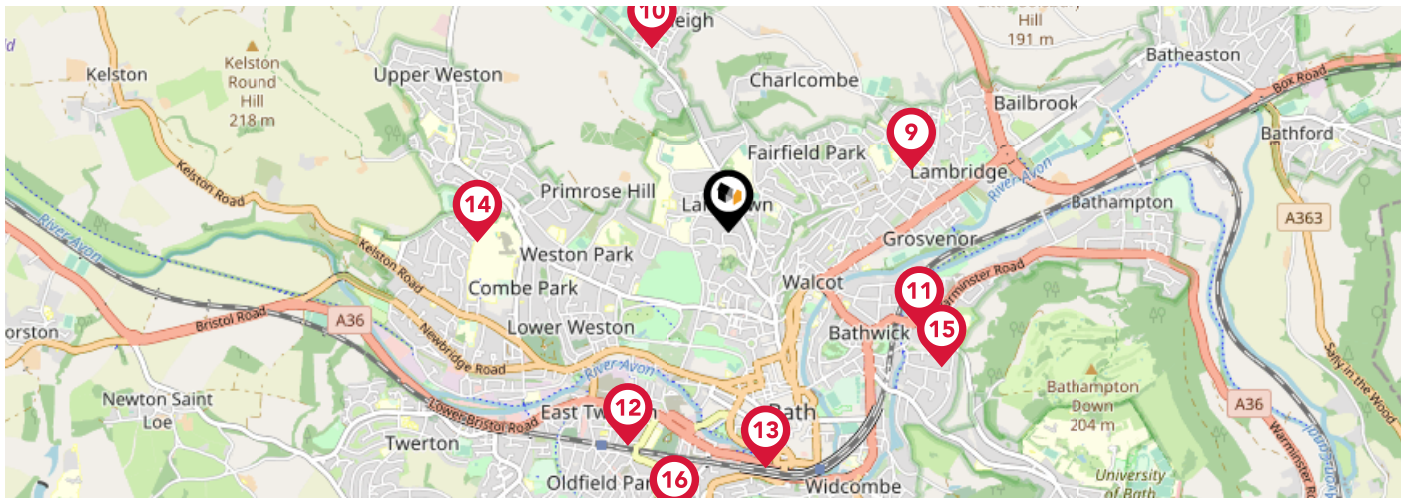


Additional EPC Data

Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion off
Hot Water Energy Efficiency:	Peak
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	90 m ²



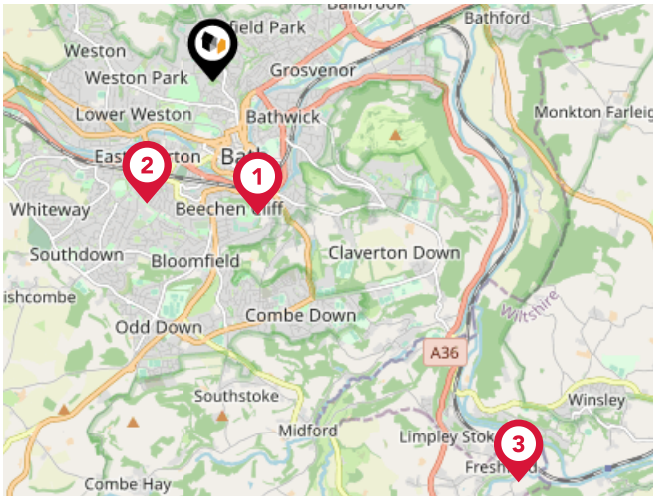
		Nursery	Primary	Secondary	College	Private
1	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mark's CofE School Ofsted Rating: Good Pupils: 0 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

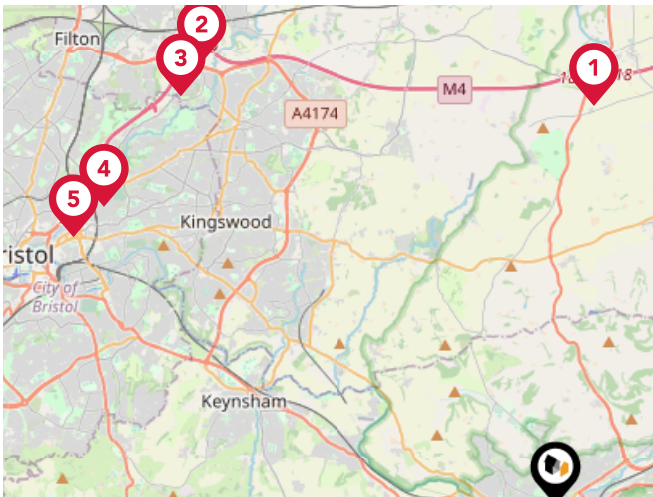
Area

Transport (National)



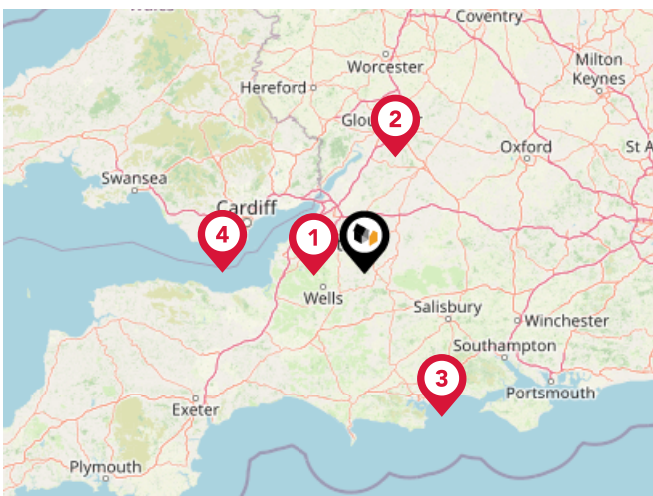
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.3 miles
2	Oldfield Park Rail Station	1.28 miles
3	Freshford Rail Station	4.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.39 miles
2	M4 J19	10.47 miles
3	M32 J1	10.26 miles
4	M32 J2	10.01 miles
5	M32 J3	10.21 miles

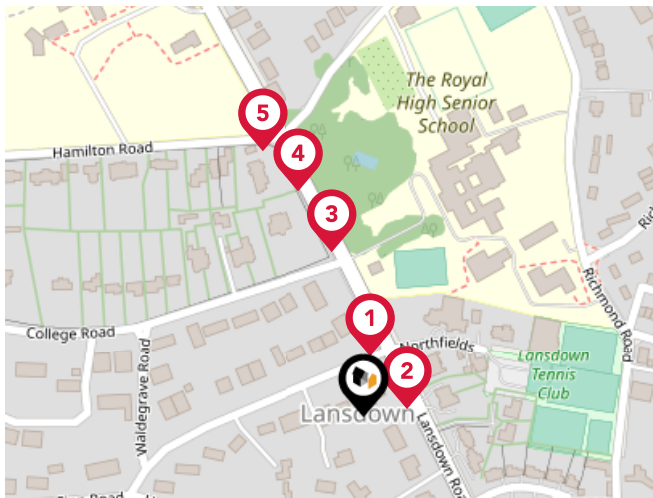


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	14.88 miles
2	Gloucestershire Airport	35.55 miles
3	Bournemouth International Airport	48.65 miles
4	Cardiff International Airport	41.97 miles

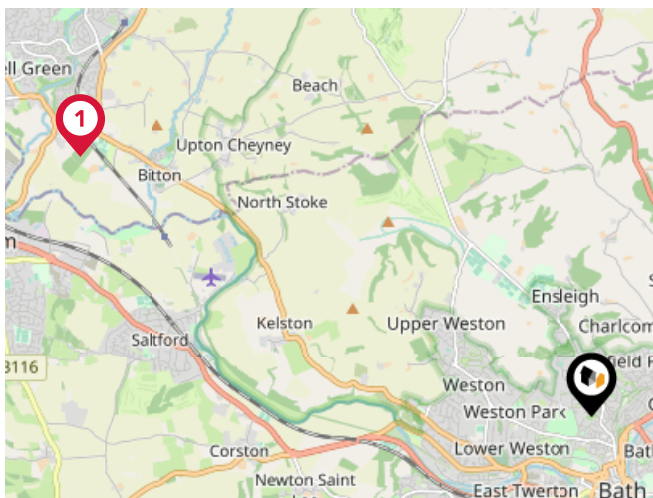
Area

Transport (Local)



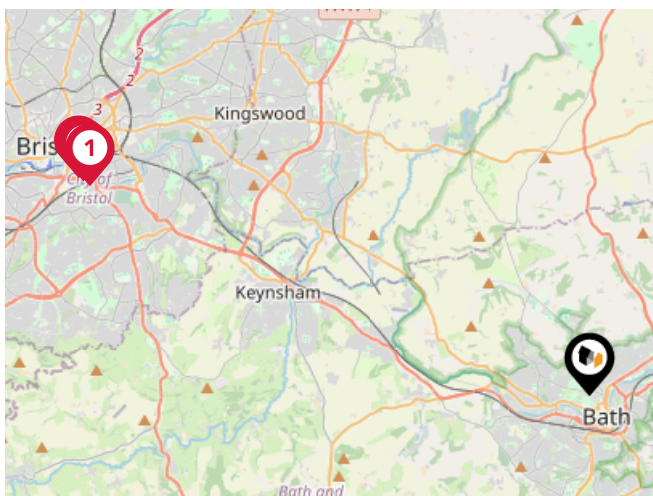
Bus Stops/Stations

Pin	Name	Distance
1	Sion Road	0.04 miles
2	Sion Road	0.03 miles
3	Lansdown Royal School	0.1 miles
4	Hamilton Road	0.14 miles
5	Hamilton Road	0.16 miles



Local Connections

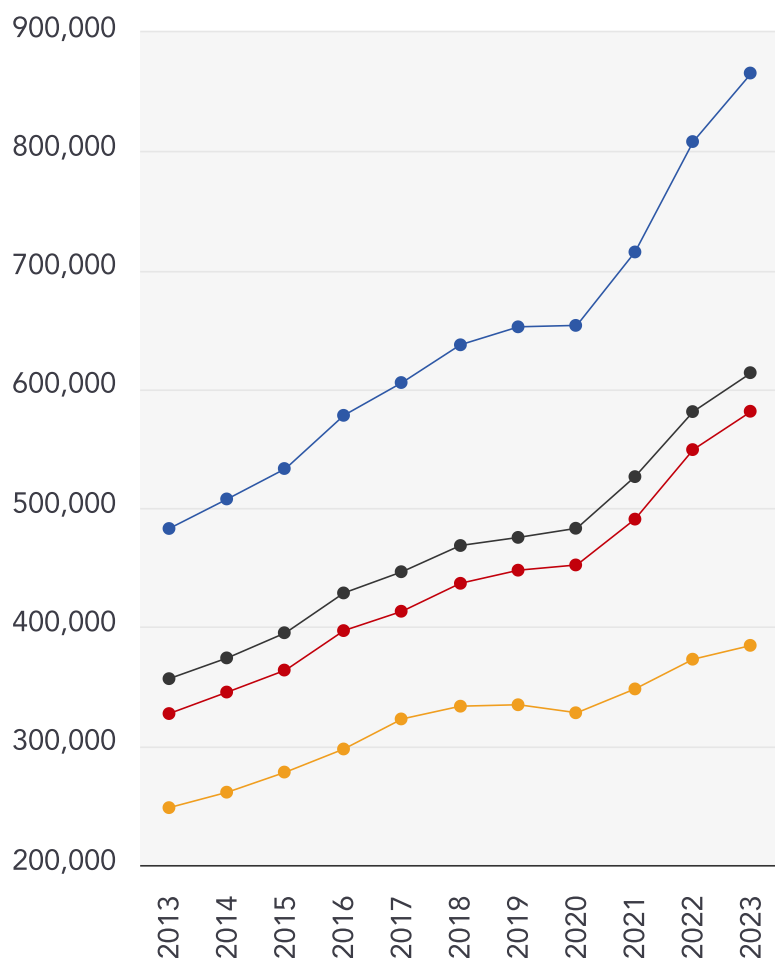
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.31 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.04 miles
2	Temple Bridge (Bristol) Ferry Landing	10.17 miles
3	St Philip's Bridge	10.29 miles

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



Detached

+79.29%

Terraced

+72.13%

Semi-Detached

+77.65%

Flat

+54.96%



Martin & Co Bath

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.

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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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Martin & Co Bath

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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