

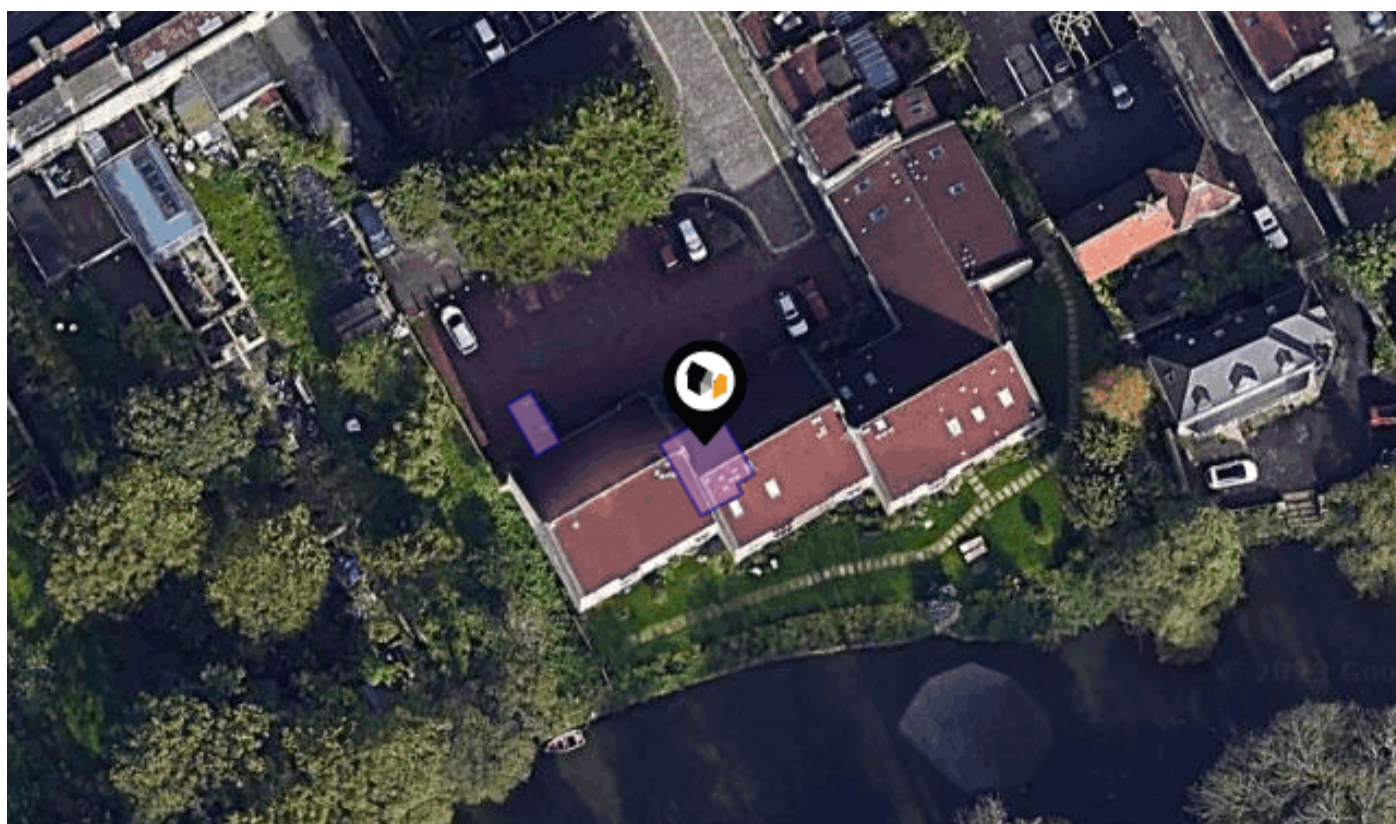


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th October 2023



BEDFORD COURT, BEDFORD STREET, BATH, BA1

Asking Price : £210,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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david.minors@martinco.com

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



SHARE OF FREEHOLD - NO ONWARD CHAIN

Martin and Co Bath are offering for sale this 1st floor Studio apartment for sale with a share of freehold and no onward chain.

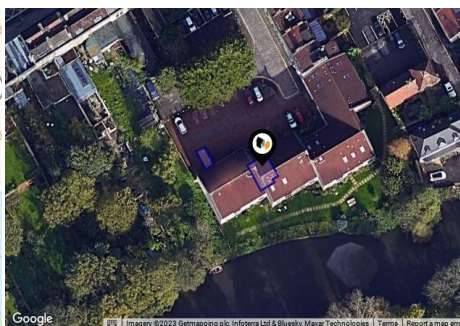
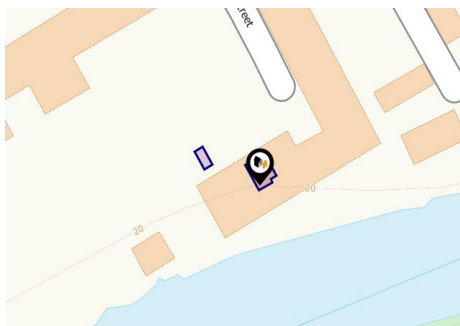
This property could be a great first time but of investment for rentals due to its location in relation to Bath City Centre. As you enter the property through the communal entrance there are stairs to the 1st floor landing.

The flat has a lounge area which has two double glazed windows with views over the front of the property. There is room a two-seater sofa, a small desk and there is carpet covered flooring. There is an open plan kitchen which has space for a small fridge and there is an electric cooker with an overhead extractor fan, inset sink unit with tiled splash backs.

Wall and base unit providing storage along with some additional shelving and spotlights. The bedroom area is segregated from the kitchen by the hallway wall and there is a bathroom, and the bathroom has enclosed bath with a shower attachment along with a shower screen and a pedestal wash hand basin and low-level WC.

To the rear of the property there is a communal garden which is accessed via gates and the garden backs on to the River Avon and to the front there is an allocated parking for one car. Bedford Street is located just off the London Road so ideally located for local bus routes, bespoke shops, and Morrisons Supermarket.

Turn left from Bedford Street and you are heading into the city centre which offers away 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. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	365 ft ² / 34 m ²
Plot Area:	0.01 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,300
Title Number:	AV92259
UPRN:	100121173170

Last Sold £/ft ² :	£181
Asking Price:	£210,000
Tenure:	Leasehold
Start Date:	30/05/1984
End Date:	01/01/2983
Lease Term:	999 years from 1 January 1984
Term Remaining:	959 years

Local Area

Local Authority:	Bath And North East Somerset
Conservation Area:	Bath, Bath and North East Somerset
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Medium

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12 mb/s	115 mb/s	- mb/s

Mobile Coverage:

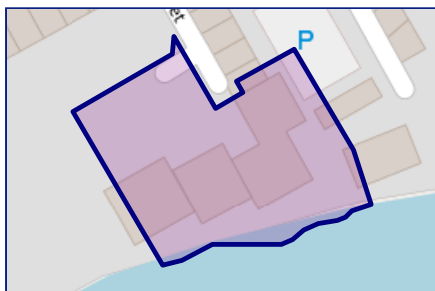
(based on calls indoors)



Satellite/Fibre TV Availability:

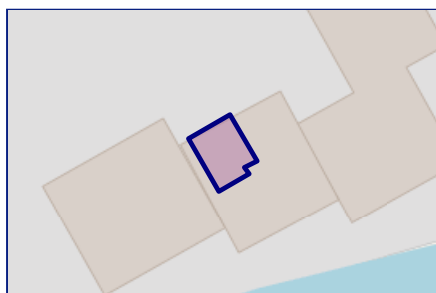


Freehold Title Plan



AV44618

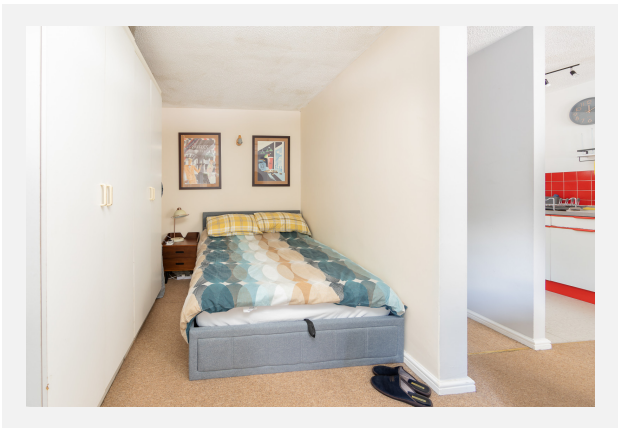
Leasehold Title Plan



AV92259

Start Date: 30/05/1984
End Date: 01/01/2983
Lease Term: 999 years from 1 January 1984
Term Remaining: 959 years





BEDFORD COURT, BEDFORD STREET, BATH, BA1

Approximate Gross Internal Area
35.42 sq m / 381.25 sq ft

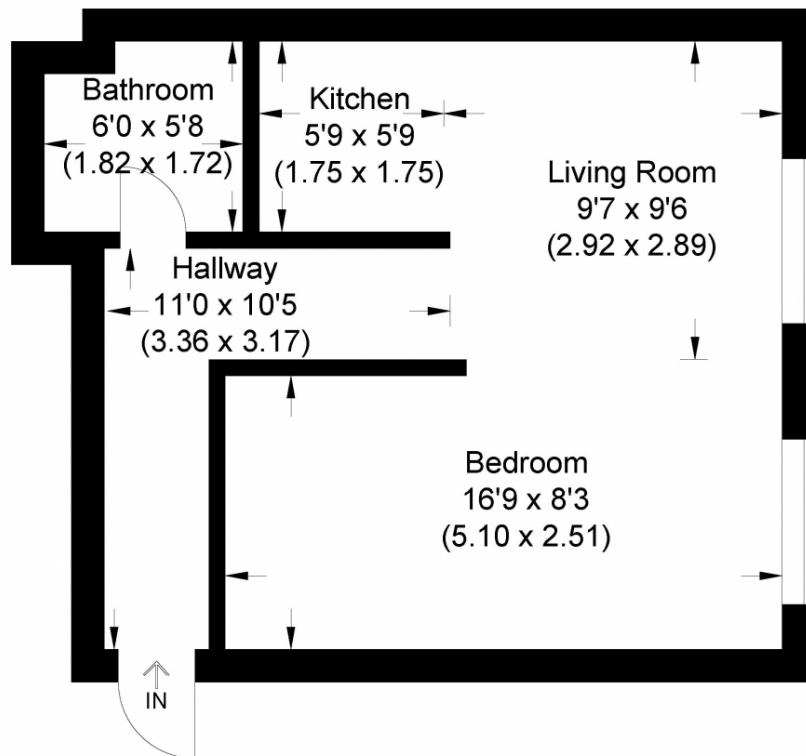


Illustration for identification purposes only, measurements are approximate, not to scale.

Bedford Street, BA1

Energy rating

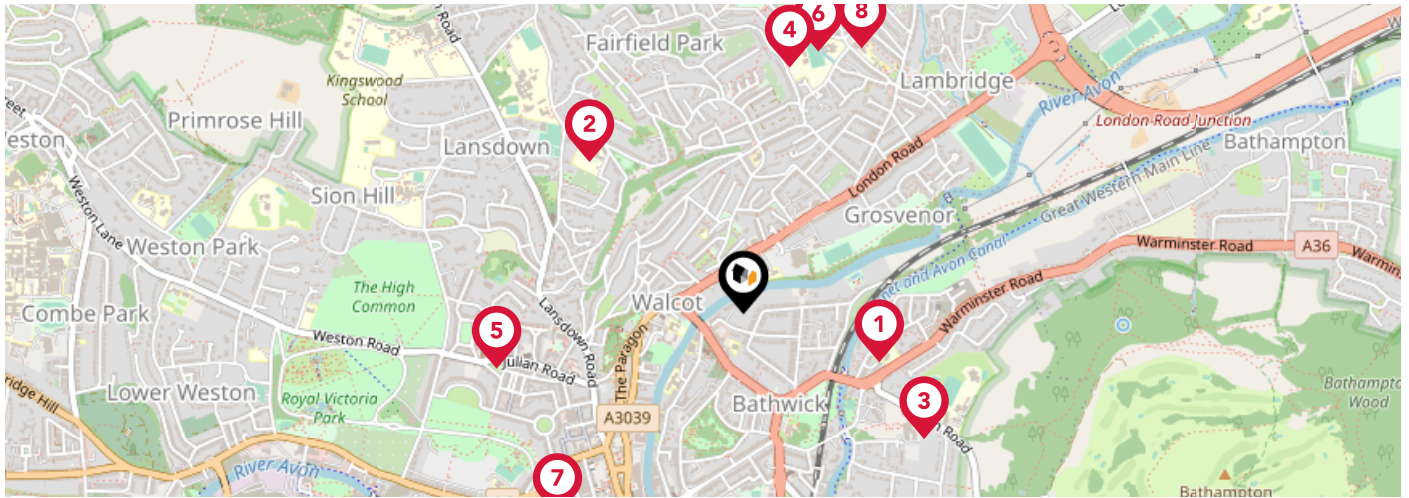
D

Valid until 03.06.2030

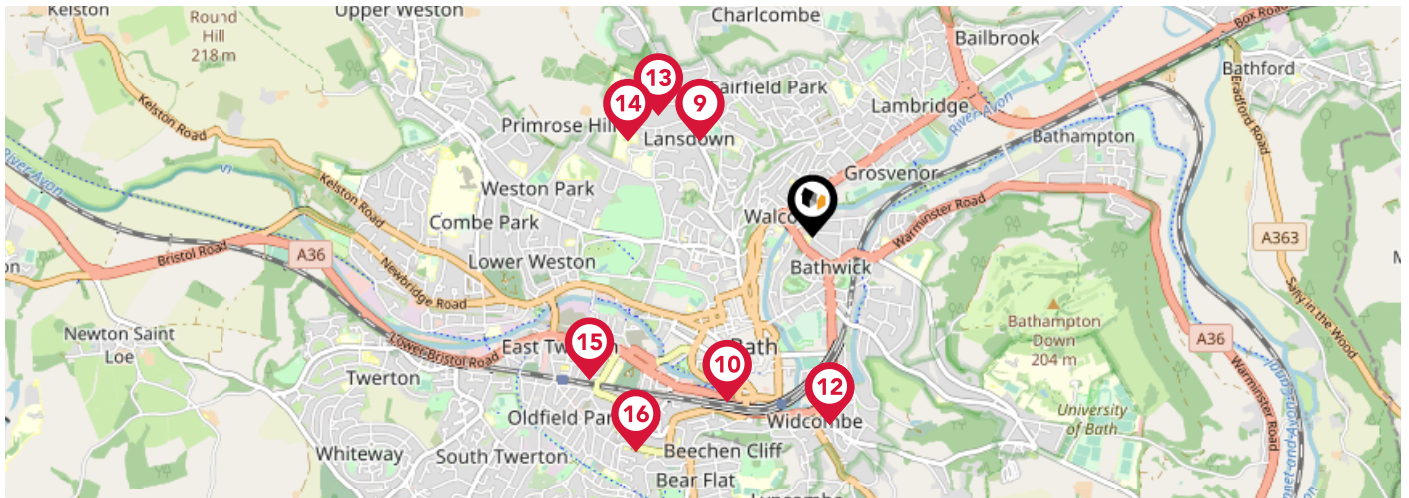
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	34 m ²



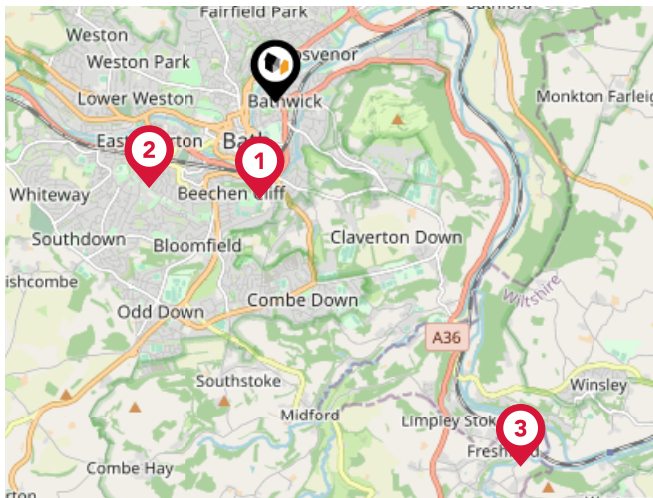
		Nursery	Primary	Secondary	College	Private
1	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.96	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

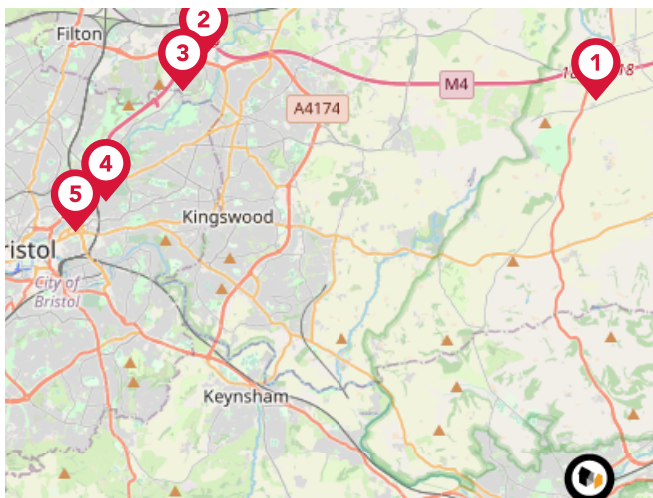
Area

Transport (National)



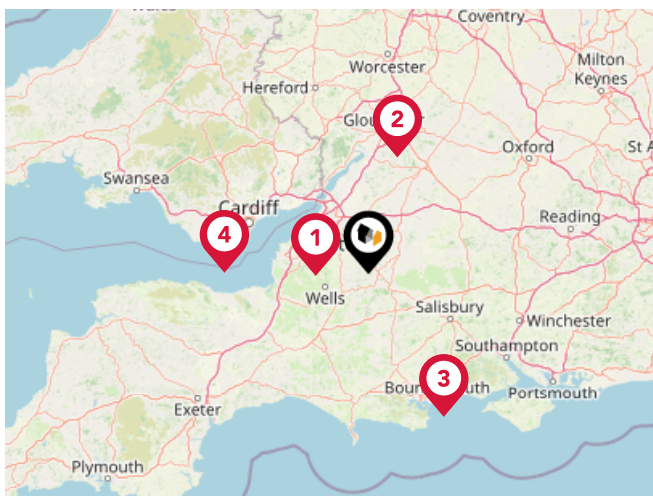
National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.91 miles
	Oldfield Park Rail Station	1.41 miles
	Freshford Rail Station	4.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.69 miles
	M4 J19	11.09 miles
	M32 J1	10.89 miles
	M32 J2	10.67 miles
	M32 J3	10.86 miles



Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	15.43 miles
	Gloucestershire Airport	35.73 miles
	Bournemouth International Airport	48.08 miles
	Cardiff International Airport	42.54 miles

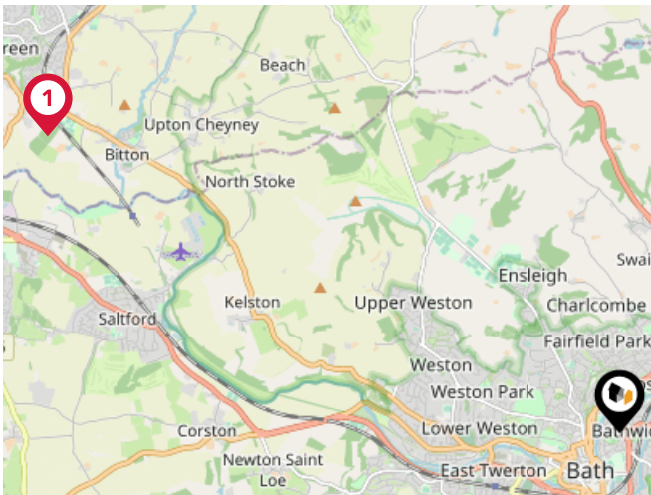
Area

Transport (Local)



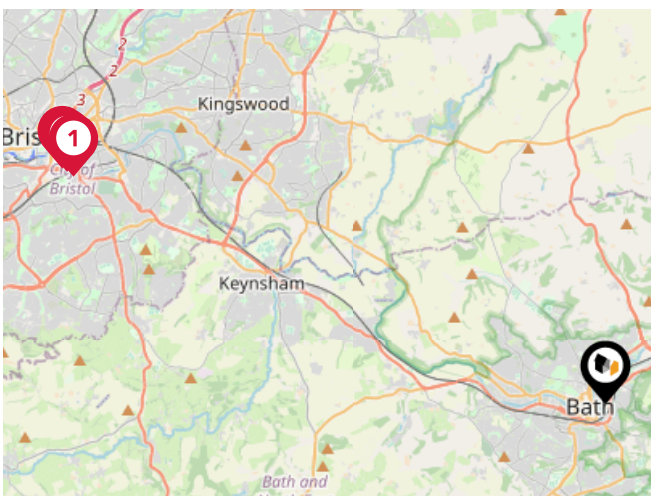
Bus Stops/Stations

Pin	Name	Distance
	Snow Hill	0.05 miles
	Snow Hill	0.05 miles
	Rockcliffe Road	0.09 miles
	Morrisons	0.1 miles
	Morrisons	0.16 miles



Local Connections

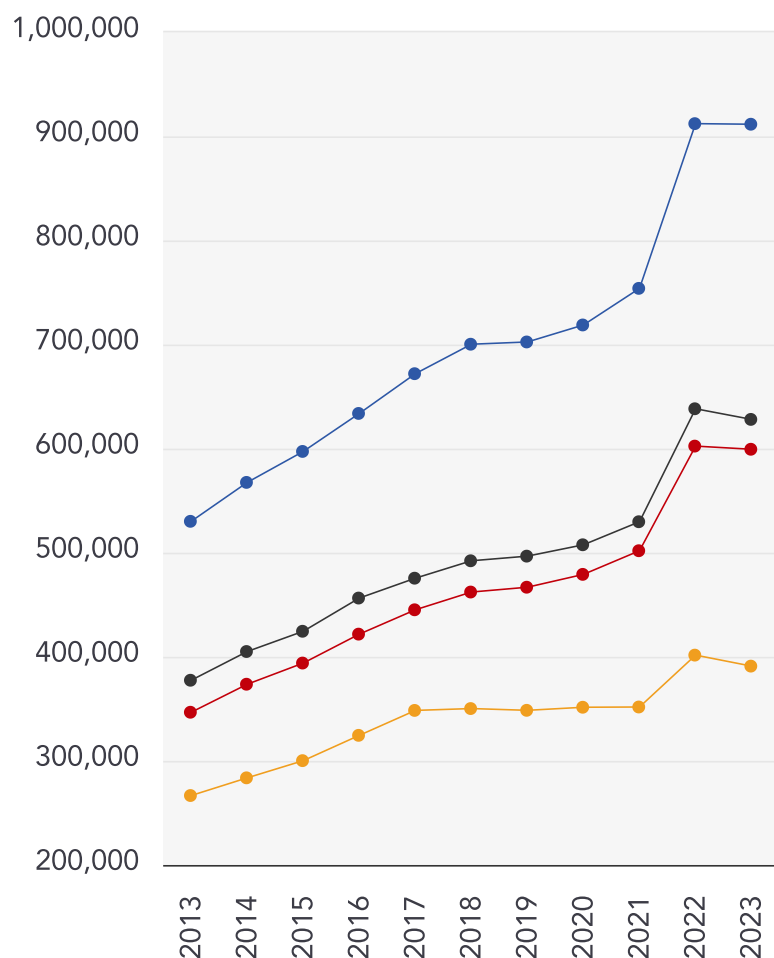
Pin	Name	Distance
	Bitton (Avon Valley Railway)	5.97 miles



Ferry Terminals

Pin	Name	Distance
	Temple Meads Station Ferry Landing	10.69 miles
	Temple Bridge (Bristol) Ferry Landing	10.82 miles
	St Philip's Bridge	10.94 miles

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



Detached

+71.96%

Terraced

+66.39%

Semi-Detached

+72.86%

Flat

+46.61%



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.

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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Martin & Co Bath

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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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