

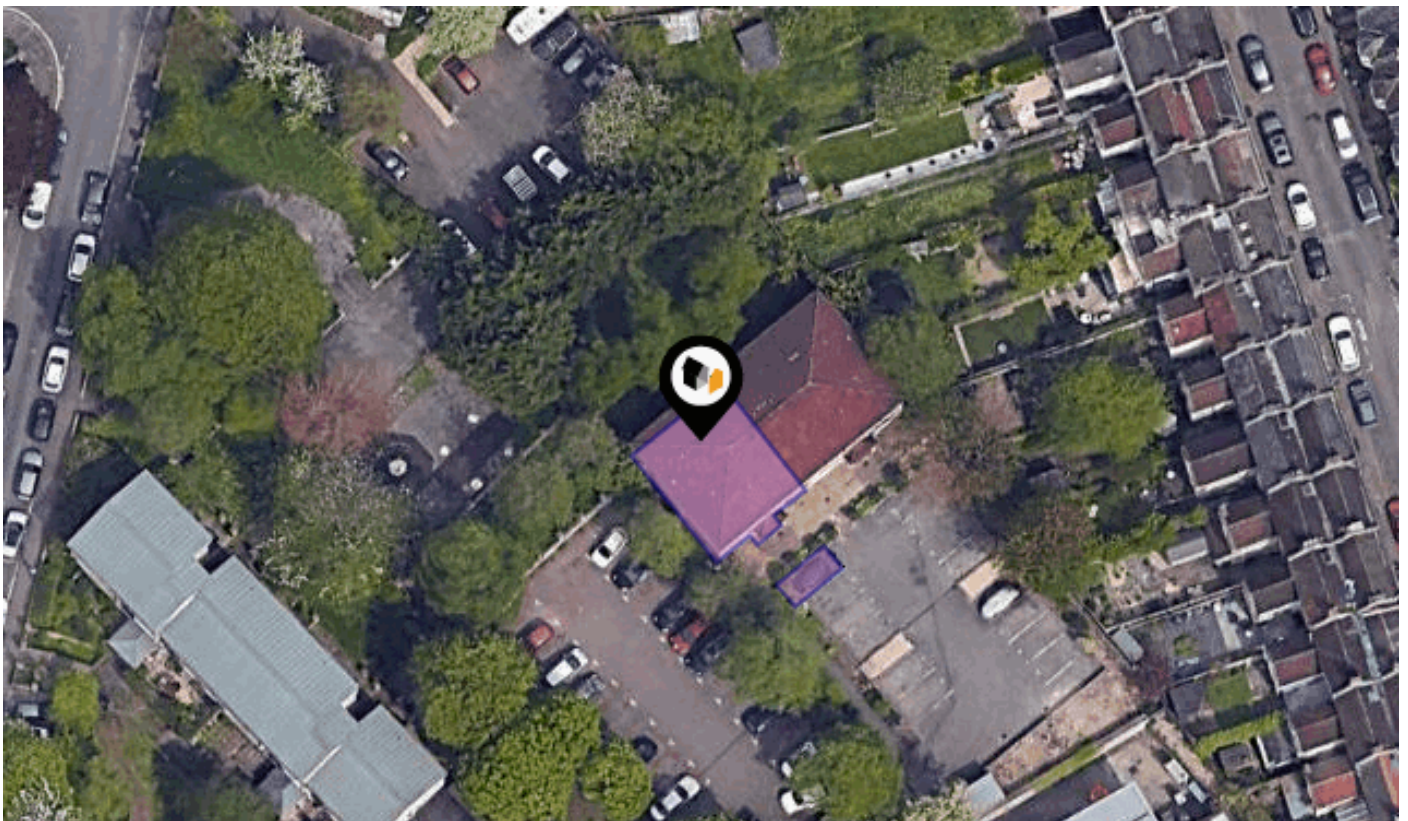


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st November 2023



KENILWORTH COURT, SNOWHILL, WALCOT, BATH, BA1

Asking Price : £200,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

alex.shingler@martinco.com

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

LEASEHOLD - NO ONWARD CHAIN

Martin and Co Bath are offering for this 2nd floor 1 bedroom flat for sale with no onward chain with a tenant in place please see agents notes below.

As you enter the property from the entrance hallway to the left hand side is the living room which has views over the front of the property and there an electric radiator, space for a small desk and carpet covered flooring. Off the lounge is the kitchen which has a side aspect window , a sink unit , wall and base units providing storage, an electric oven and plumbing for a washing machine and dishwasher and space for a small fridge and wooden laminated flooring.

At the rear of the property is the double bedroom and the family bathroom which has an enclosed panelled bath with a shower attachment and shower curtain. A low level WC, wash hand basin and a wall mounted electric heater. There is also the added advantage of allocating parking for one car.

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.

AGENTS NOTES

Please be aware that this property is currently rented and vacant possession will be on 11th May 2024. If you are an investor it will be possible to complete the sale before 11th May 2024 and take on the tenancy should you wish to do so until the end of tenancy agreement.

Lease Start Date 09/01/1991

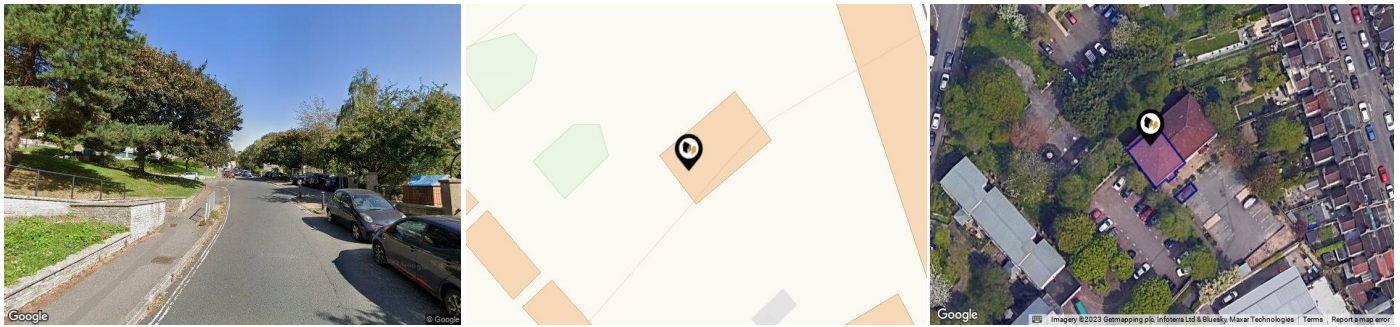
Lease End Date 01/01/2989

Lease Term 999 Years From 1 January 1990

Lease Term Remaining 965 years

Service charge approximately £900.00 per annum

Ground Rent - Peppercorn



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£170
Bedrooms:	1	Asking Price:	£200,000
Floor Area:	585 ft ² / 54 m ²	Tenure:	Leasehold
Plot Area:	0.03 acres	Start Date:	09/01/1991
Year Built :	1976-1982	End Date:	01/01/2989
Council Tax :	Band B	Lease Term:	999 years from 1 January 1990
Annual Estimate:	£1,516	Term Remaining:	965 years
Title Number:	AV203290		
UPRN:	10001127789		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

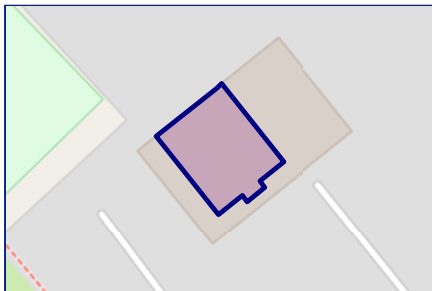


Freehold Title Plan



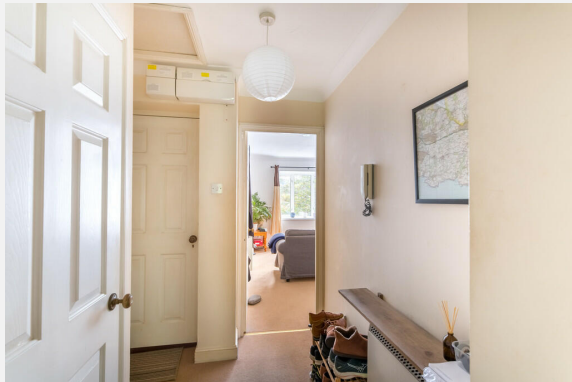
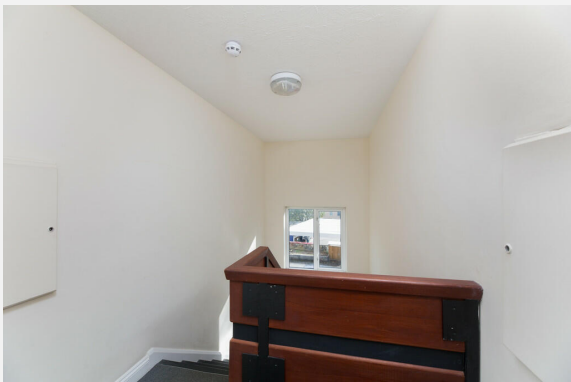
AV157567

Leasehold Title Plan



AV203290

Start Date:	09/01/1991
End Date:	01/01/2989
Lease Term:	999 years from 1 January 1990
Term Remaining:	965 years





KENILWORTH COURT, SNOWHILL, WALCOT, BATH, BA1

Approximate Gross Internal Area
54.37 sq m / 585.23 sq ft

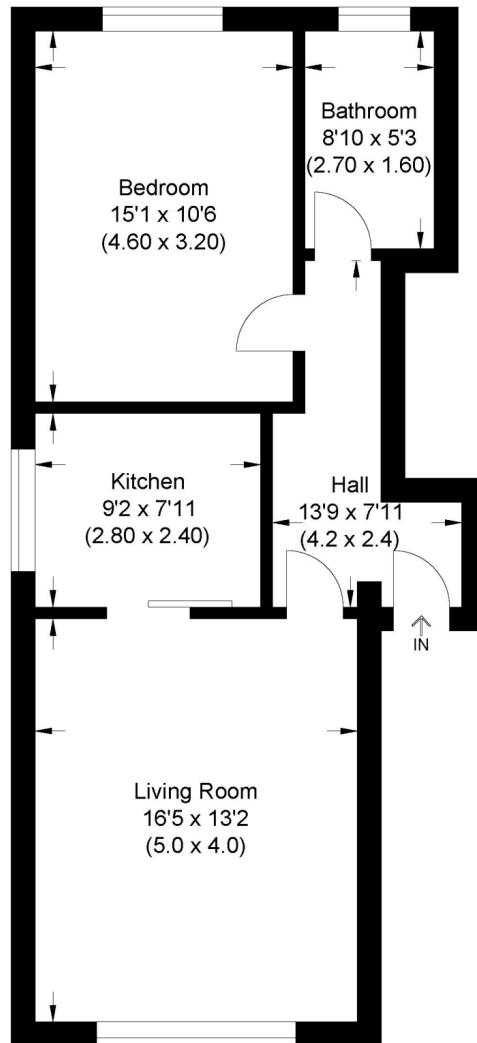


Illustration for identification purposes only, measurements are approximate, not to scale.

Kenilworth Court, Snowhill, Walcot, BA1

Energy rating

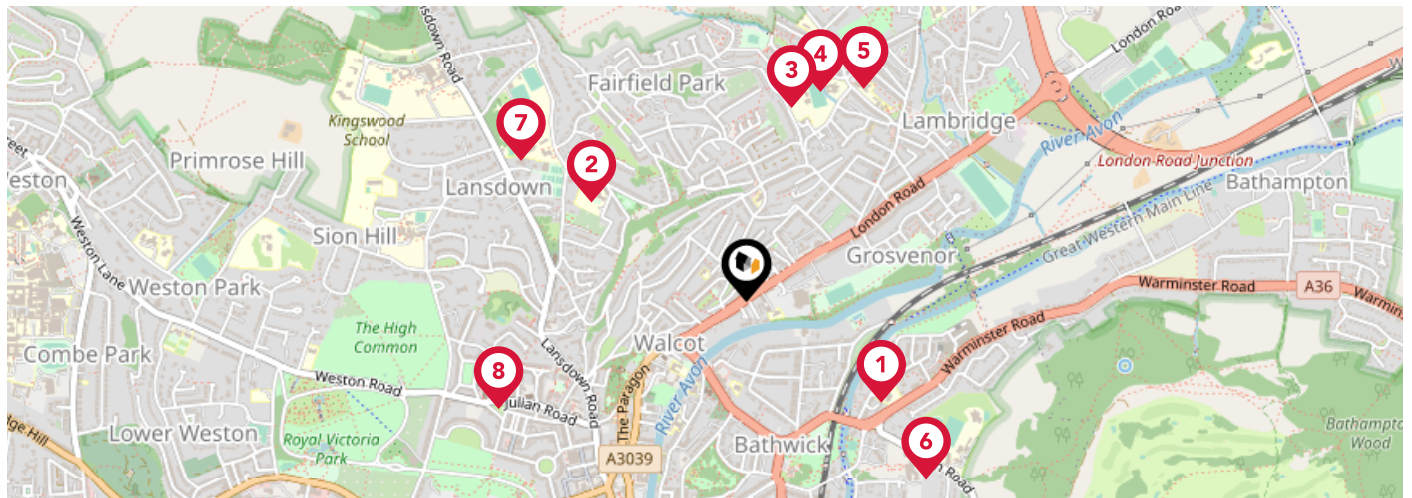
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Valid until 03.06.2030

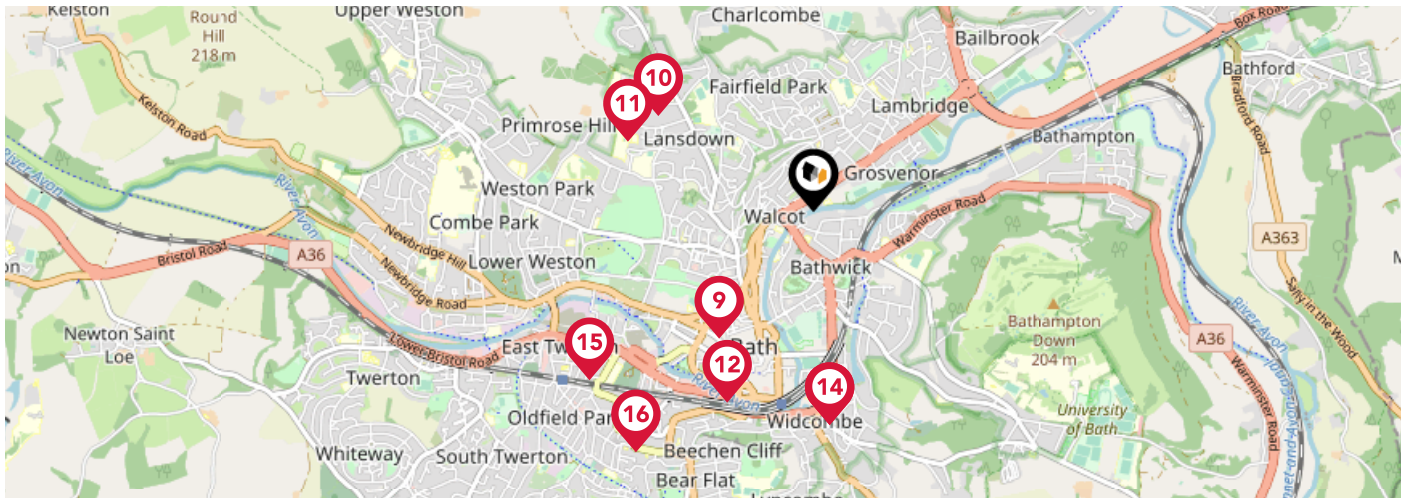
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

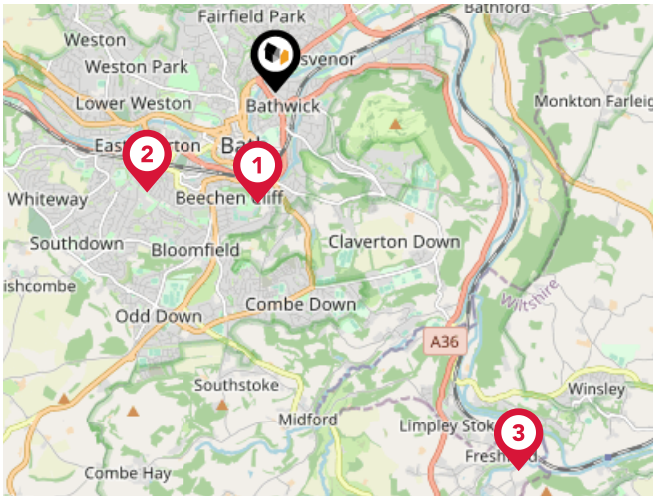
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	43 m ²



		Nursery	Primary	Secondary	College	Private
1	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.39	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

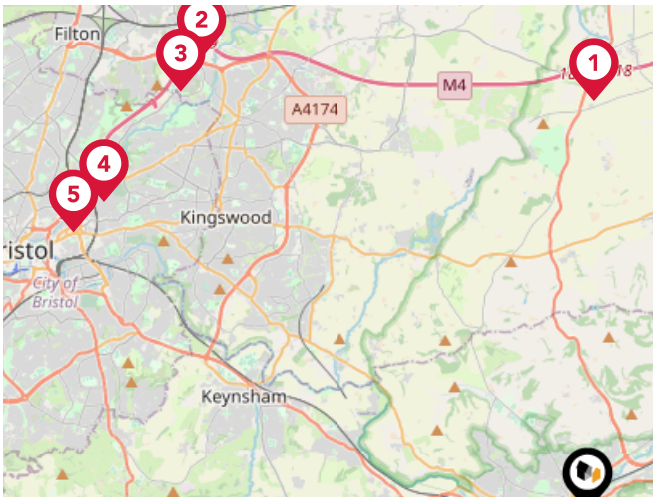


		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.85	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.97	<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:0.99	<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:0.99	<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:1.3	<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:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



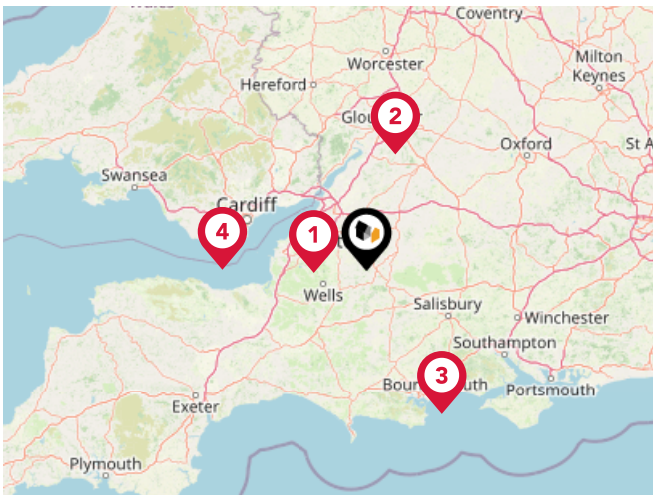
National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	1.03 miles
	Oldfield Park Rail Station	1.49 miles
	Freshford Rail Station	4.16 miles



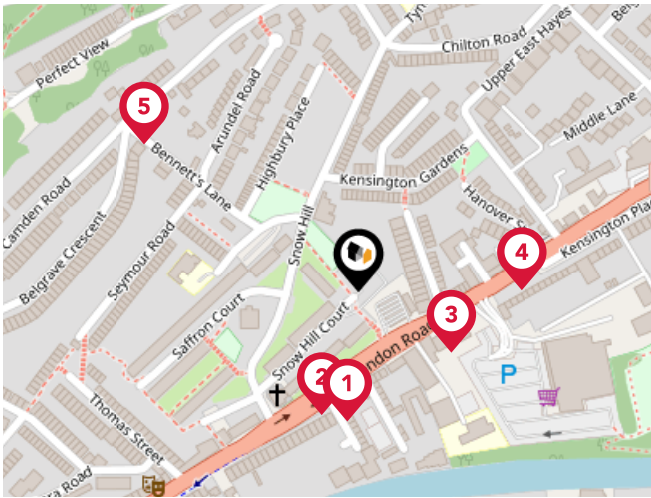
Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.57 miles
	M4 J19	11 miles
	M32 J1	10.81 miles
	M32 J2	10.61 miles
	M32 J3	10.81 miles



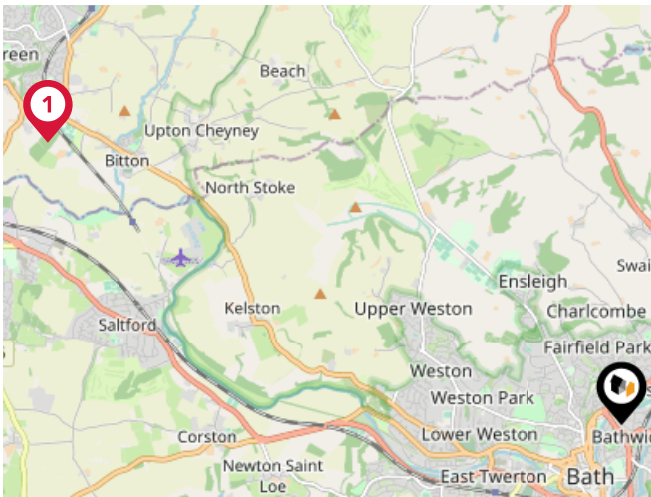
Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	15.44 miles
	Gloucestershire Airport	35.62 miles
	Bournemouth International Airport	48.19 miles
	Cardiff International Airport	42.54 miles



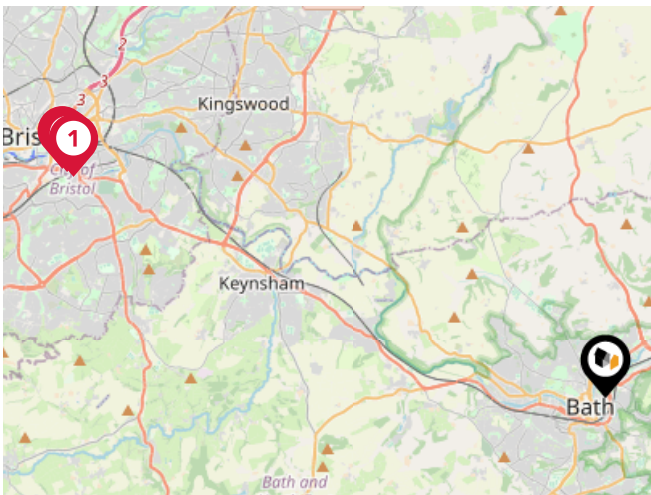
Bus Stops/Stations

Pin	Name	Distance
1	Snow Hill	0.08 miles
2	Snow Hill	0.07 miles
3	Morrisons	0.06 miles
4	Morrisons	0.09 miles
5	Bennett's Lane	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.92 miles



Ferry Terminals

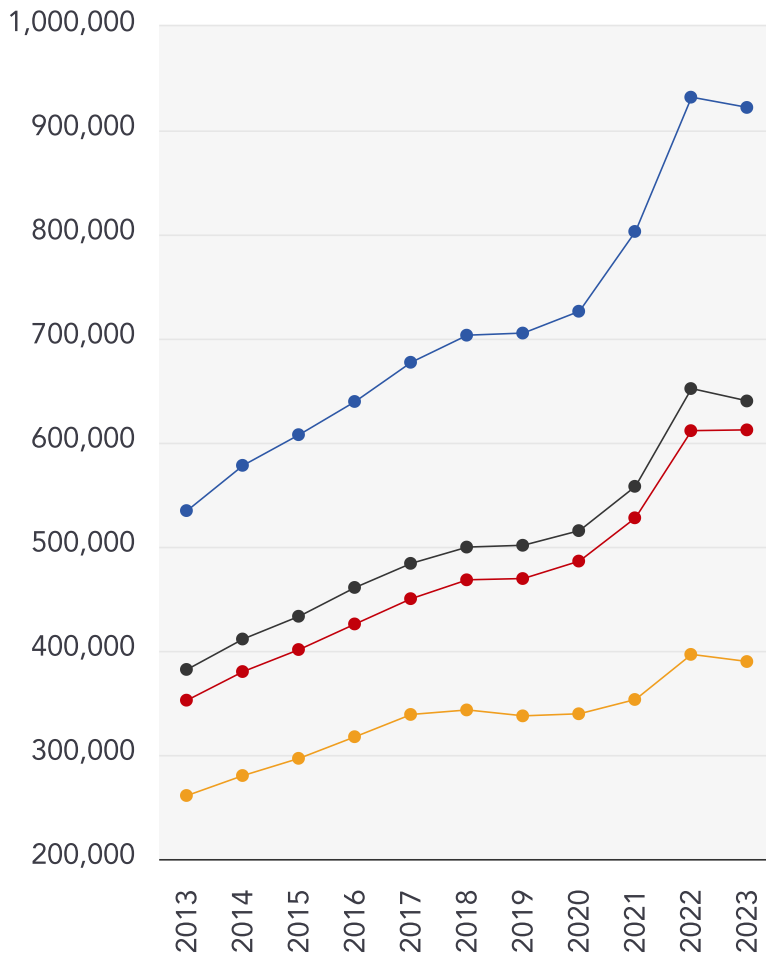
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.65 miles
2	Temple Bridge (Bristol) Ferry Landing	10.78 miles
3	St Philip's Bridge	10.9 miles

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

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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