

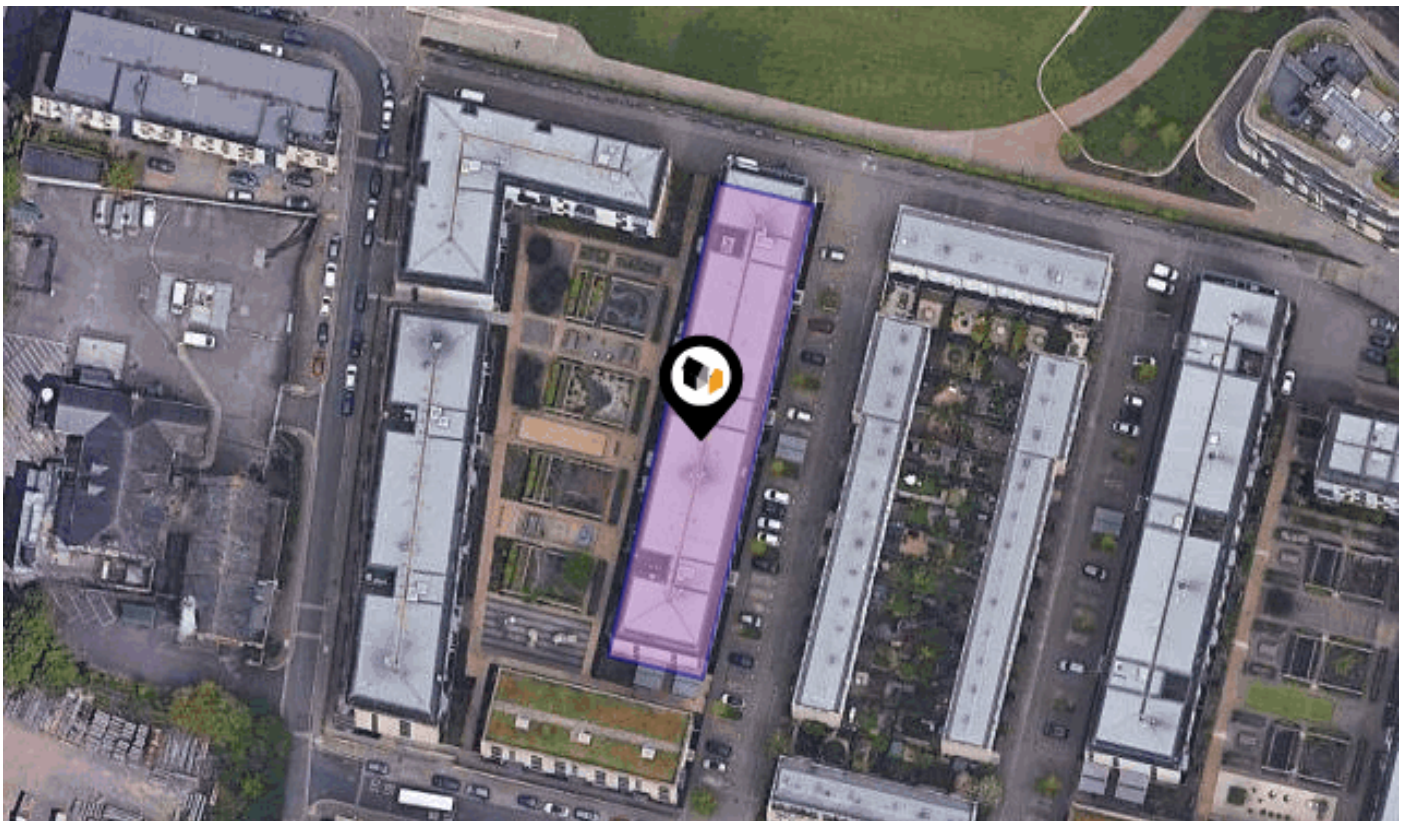


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19<sup>th</sup> January 2024



## PERCY TERRACE, BATH, BA2

Price Estimate : £260,000

### Martin & Co Bath

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### LEASEHOLD - NO CHAIN

Martin and Co Bath are offering this 1-bedroom apartment for sale in Leopold House, Percy Street with no onward chain and we advise booking in your viewing asap.

To obtain access into the building there is a Fob System and security entrance allowing access into Communal Entrance with stairs leading to the apartment on the 1st floor.

As you enter the property from the entrance hallway which has a built-in storage cupboard. To the left-hand side is the open plan Living and kitchen areas. The living area as you can see from the photos has double glazed doors with a Juliet Balcony and good quality flooring.

The kitchen again is of good quality and has a 4-ring electric hob with an extractor hood with an oven, wall and base units providing storage, plumbing for a washing machine and fridge Freezer. Working space is good with laminated work top surfaces and there are a number of down lights. The bedroom is a double again with a built-in wardrobe, double glazed window, Juliet balcony and carpet covered flooring.

Just off the entrance hallway is the modern bathroom again done well and which is part tiled and has an enclosed panelled bath with a shower attachment and shower screen. There is a wall mounted sink unit and low level WC and a wall radiator, down lights and tiled flooring.

This development is located on the banks of the River Avon offers stylish contemporary living. If you fancy a stroll there are riverside walks and a cycle the towpath into Bath City Centre which is part of the Kennet and Avon Cycle route which will also take you out to Bristol with some very nice scenery.

### Externally

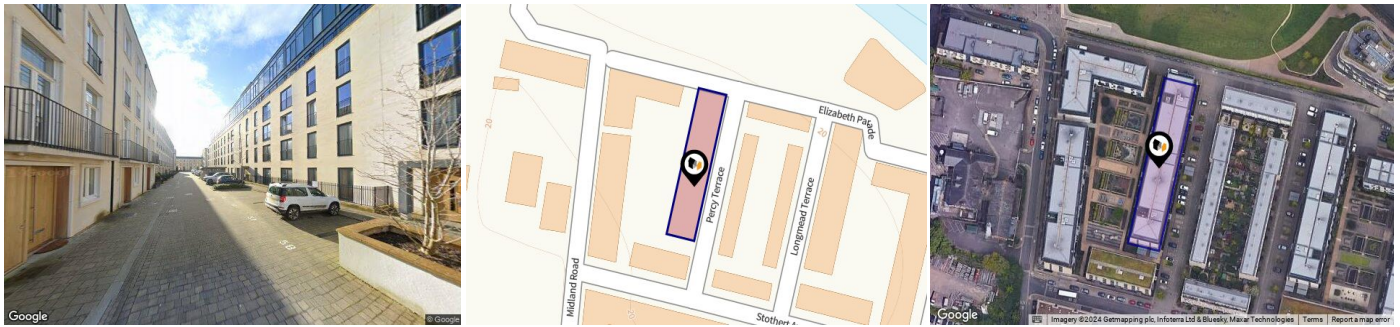
A secure and gated communal courtyard garden with a contemplation area, herb garden, boules pitch and children's play equipment for those who wish to use it.

As a World Heritage and university City Bath has a lot to offer and you can enjoy the many bars, pubs, restaurants, and some amazing architecture including Bath Abbey, The Circus, Pulteney Bridge and The Royal Crescent, which is simply outstanding, so take in what Bath has to offer. The main high Street is very busy and if you like to shop or browse then you could occupy yourself for hours with the many high street retailers, boutique outlets, local arts and crafts shops, book and gift shops just to mention a few.

If you need to commute there are good local bus services and a good service to the surrounding areas from Bath Spa Station and direct lines for commuters to London Paddington and Bristol.

Service charge approximately £920.00 per year

Ground Rent approximately £278.00 per year



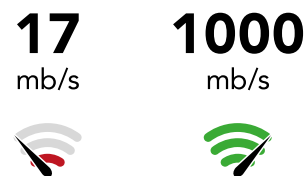
## Property

|                         |   |                                    |                           |
|-------------------------|---|------------------------------------|---------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Last Sold £/ft<sup>2</sup>:</b> | £455                      |
| <b>Bedrooms:</b>        | 1                                       | <b>Price Estimate:</b>             | £260,000                  |
| <b>Floor Area:</b>      | 504 ft <sup>2</sup> / 46 m <sup>2</sup> | <b>Tenure:</b>                     | Leasehold                 |
| <b>Plot Area:</b>       | 0.34 acres                              | <b>Start Date:</b>                 | 29/10/2015                |
| <b>Year Built :</b>     | 2015                                    | <b>End Date:</b>                   | 01/05/3010                |
| <b>Council Tax :</b>    | Band B                                  | <b>Lease Term:</b>                 | 999 years from 1 May 2011 |
| <b>Annual Estimate:</b> | £1,516                                  | <b>Term Remaining:</b>             | 986 years                 |
| <b>Title Number:</b>    | ST324251                                |                                    |                           |
| <b>UPRN:</b>            | 10091547258                             |                                    |                           |

## Local Area

|                           |                              |
|---------------------------|------------------------------|
| <b>Local Authority:</b>   | Bath And North East Somerset |
| <b>Conservation Area:</b> | No                           |
| <b>Flood Risk:</b>        |                              |
| • Rivers & Seas           | Very Low                     |
| • Surface Water           | High                         |

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



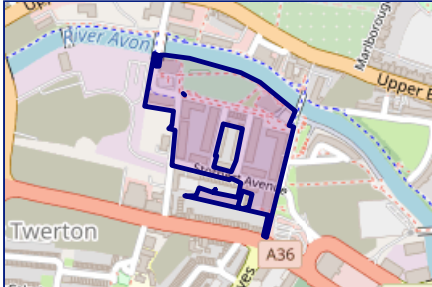
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

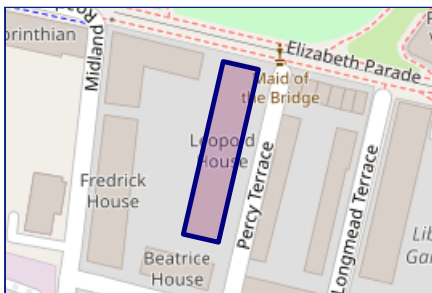


## Freehold Title Plan



**ST194641**

## Leasehold Title Plan



**ST324251**

Start Date: 29/10/2015  
End Date: 01/05/3010  
Lease Term: 999 years from 1 May 2011  
Term Remaining: 986 years

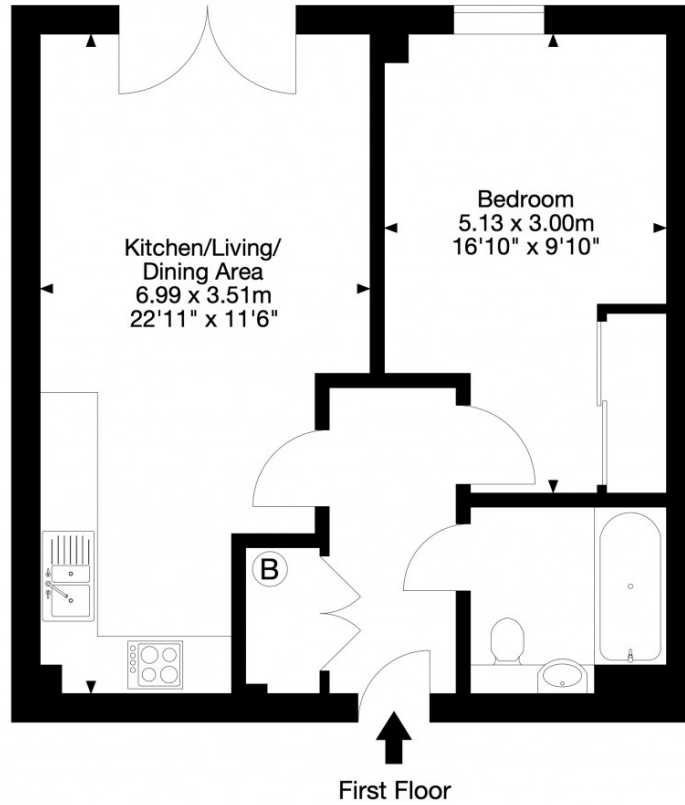
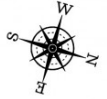






## PERCY TERRACE, BATH, BA2

Perry Terrace, Bath BA2 3GE  
Gross Internal Area (Approx.)  
47 sq m / 504 sq ft



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.**

Leopold House, Percy Terrace, BA2

Energy rating

**B**

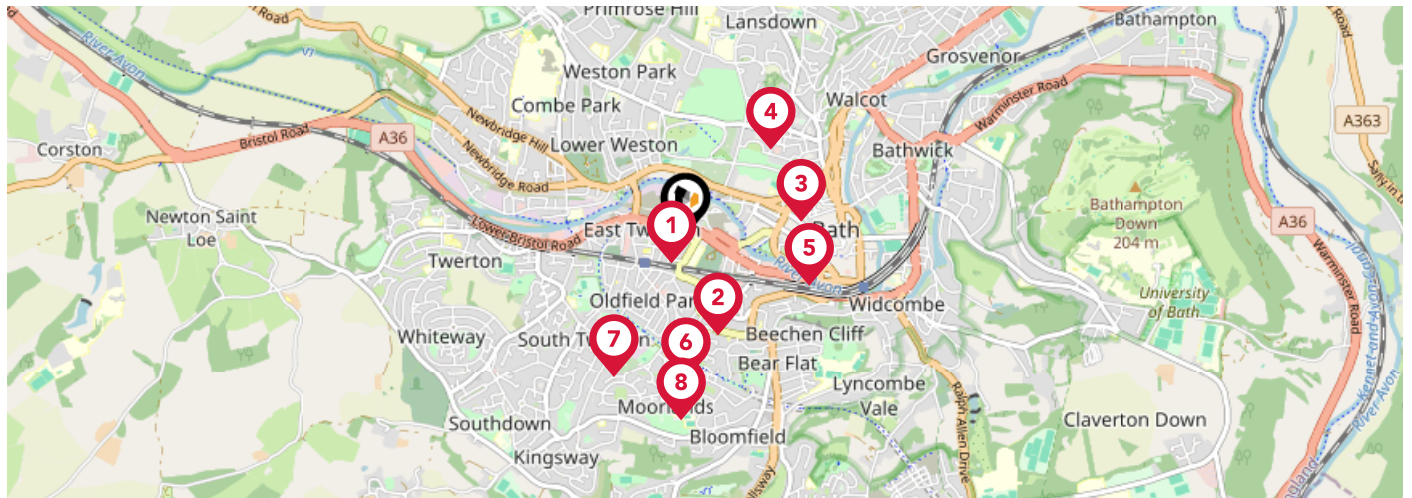
Valid until 28.07.2025

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 85   <b>B</b> | 85   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

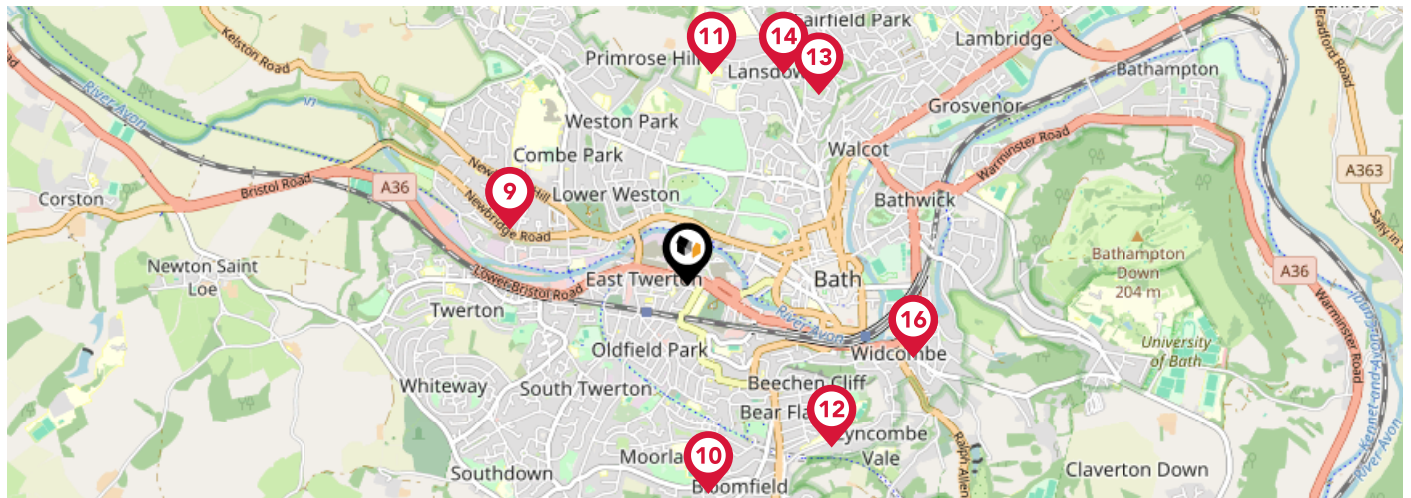


## Additional EPC Data

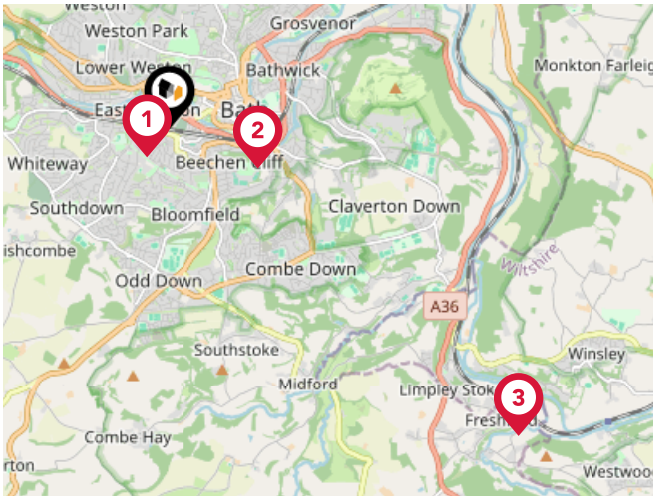
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Mid-Terrace   |
| <b>Transaction Type:</b>            | New dwelling  |
| <b>Energy Tariff:</b>               | Standard tariff   |
| <b>Floor Level:</b>                 | Mid floor   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Average thermal transmittance 0.22 W/m-Â°K                              |
| <b>Walls Energy:</b>                | Very Good   |
| <b>Roof:</b>                        | (other premises above)  |
| <b>Main Heating:</b>                | Community scheme  |
| <b>Main Heating Controls:</b>       | Charging system linked to use of community heating, programmer and TRVs |
| <b>Hot Water System:</b>            | Community scheme  |
| <b>Hot Water Energy Efficiency:</b> | Very Good   |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                |
| <b>Floors:</b>                      | (other premises below)  |
| <b>Total Floor Area:</b>            | 46 m <sup>2</sup>   |



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Oldfield Park Infant School</b><br>Ofsted Rating: Good   Pupils: 179   Distance:0.14       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hayesfield Girls School</b><br>Ofsted Rating: Good   Pupils: 1385   Distance:0.48          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Bath Academy</b><br>Ofsted Rating: Not Rated   Pupils: 86   Distance:0.54                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Andrew's Church School</b><br>Ofsted Rating: Good   Pupils: 219   Distance:0.56         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Bath College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.61                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St John's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 315   Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Oldfield Park Junior School</b><br>Ofsted Rating: Good   Pupils: 248   Distance:0.74       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Moorlands Infant School</b><br>Ofsted Rating: Good   Pupils: 169   Distance:0.85           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

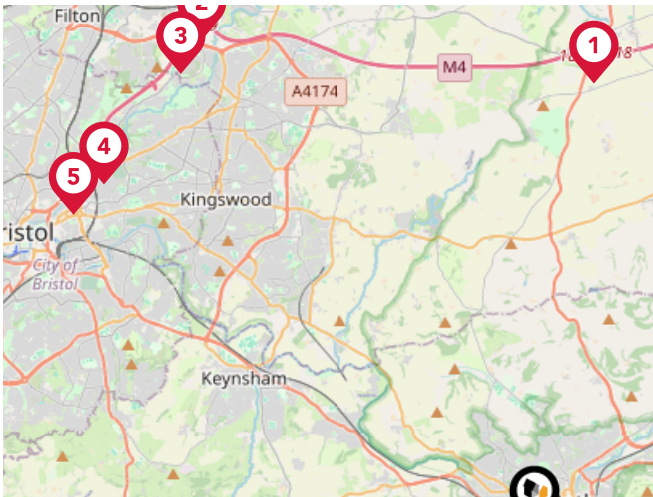


|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Newbridge Primary School</b><br>Ofsted Rating: Good   Pupils: 402   Distance:0.87           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Moorlands Junior School</b><br>Ofsted Rating: Good   Pupils: 224   Distance:0.97            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kingswood Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 373   Distance:0.98  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beechen Cliff School</b><br>Ofsted Rating: Inadequate   Pupils: 1286   Distance:1           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Stephens Church School</b><br>Ofsted Rating: Good   Pupils: 385   Distance:1.07          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Royal High School GDST</b><br>Ofsted Rating: Not Rated   Pupils: 611   Distance:1.07        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Widcombe Infant School</b><br>Ofsted Rating: Good   Pupils: 182   Distance:1.09             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Widcombe CofE Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 238   Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



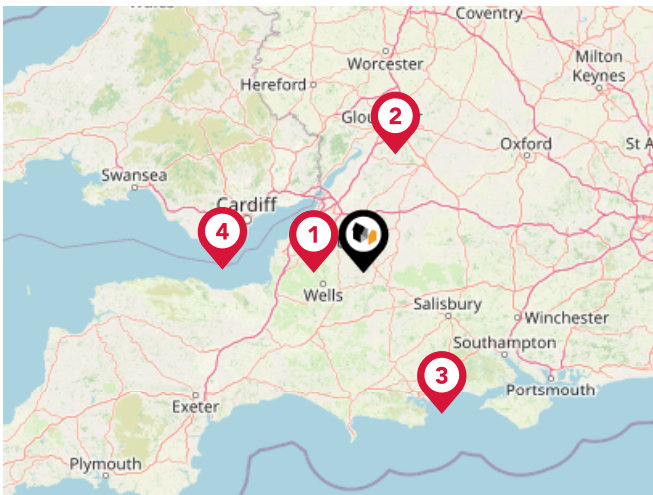
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Oldfield Park Rail Station | 0.34 miles |
| 2   | Bath Spa Rail Station      | 0.89 miles |
| 3   | Freshford Rail Station     | 4.3 miles  |



### Trunk Roads/Motorways

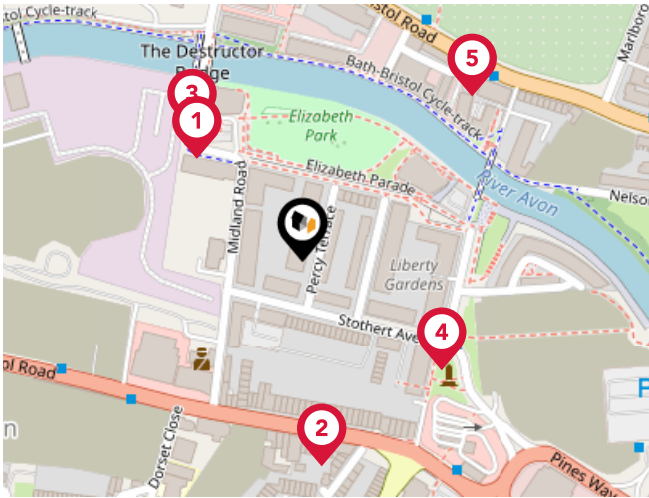
| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J18 | 8.29 miles  |
| 2   | M4 J19 | 10.93 miles |
| 3   | M32 J1 | 10.66 miles |
| 4   | M32 J2 | 10.2 miles  |
| 5   | M32 J3 | 10.32 miles |



### Airports/Helipads

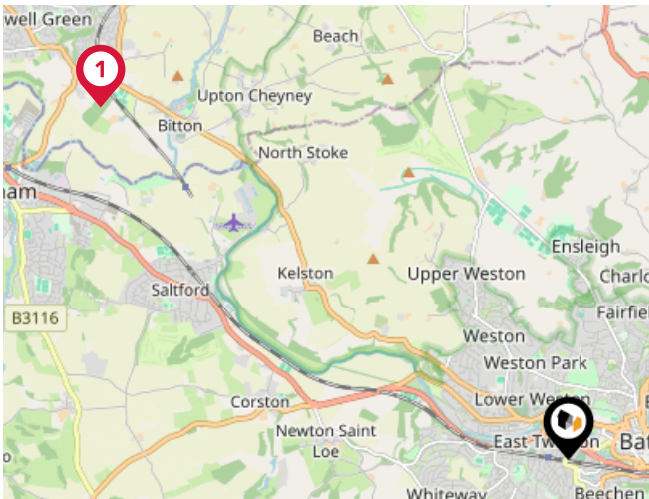
| Pin | Name                              | Distance    |
|-----|-----------------------------------|-------------|
| 1   | Bristol International Airport     | 14.47 miles |
| 2   | Gloucestershire Airport           | 36.48 miles |
| 3   | Bournemouth International Airport | 48.09 miles |
| 4   | Cardiff International Airport     | 41.59 miles |





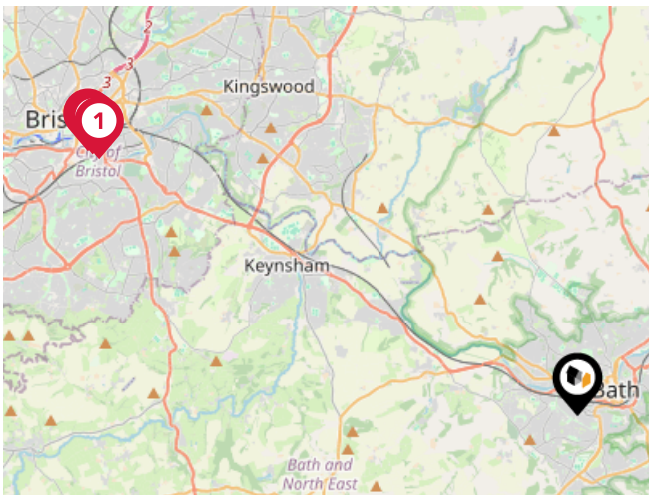
### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Sovereign Point   | 0.09 miles |
| 2   | Brougham Hayes    | 0.12 miles |
| 3   | Sovereign Point   | 0.1 miles  |
| 4   | Western Riverside | 0.1 miles  |
| 5   | Comfortable Place | 0.14 miles |



### Local Connections

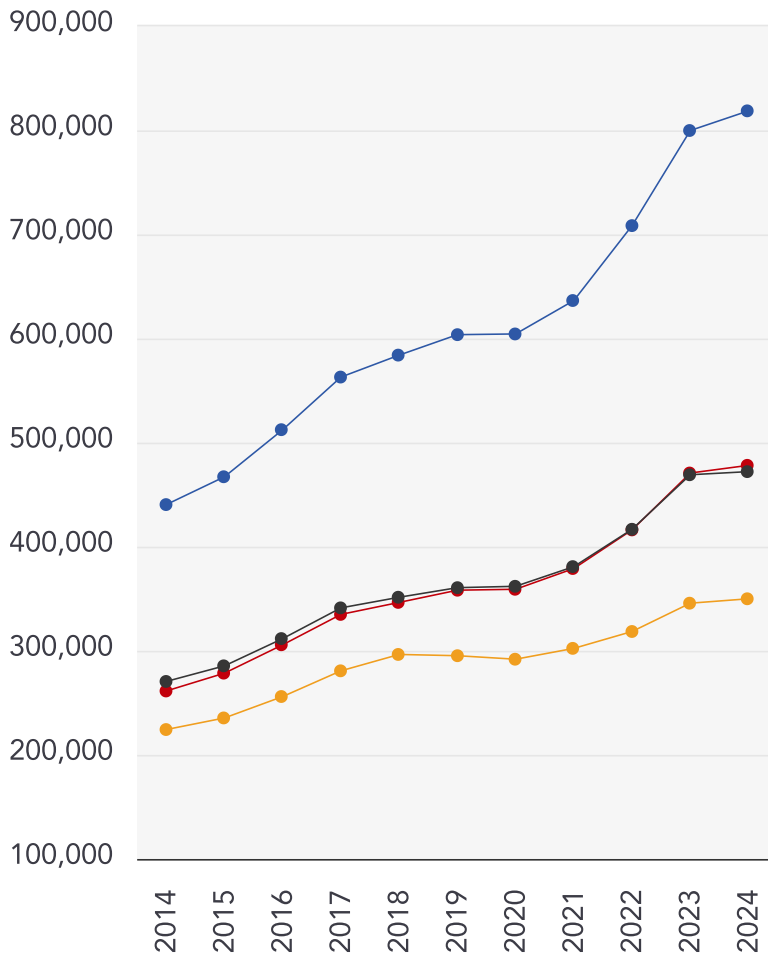
| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Bitton (Avon Valley Railway) | 5.43 miles |



### Ferry Terminals

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Temple Meads Station Ferry Landing    | 10.06 miles |
| 2   | Temple Bridge (Bristol) Ferry Landing | 10.19 miles |
| 3   | St Philip's Bridge                    | 10.3 miles  |

### 10 Year History of Average House Prices by Property Type in BA2



Detached

**+85.88%**

Terraced

**+74.5%**

Semi-Detached

**+82.93%**

Flat

**+56%**



### 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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/company/martin-&-co-/



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## Important - Please Read

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# Martin & Co Bath

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