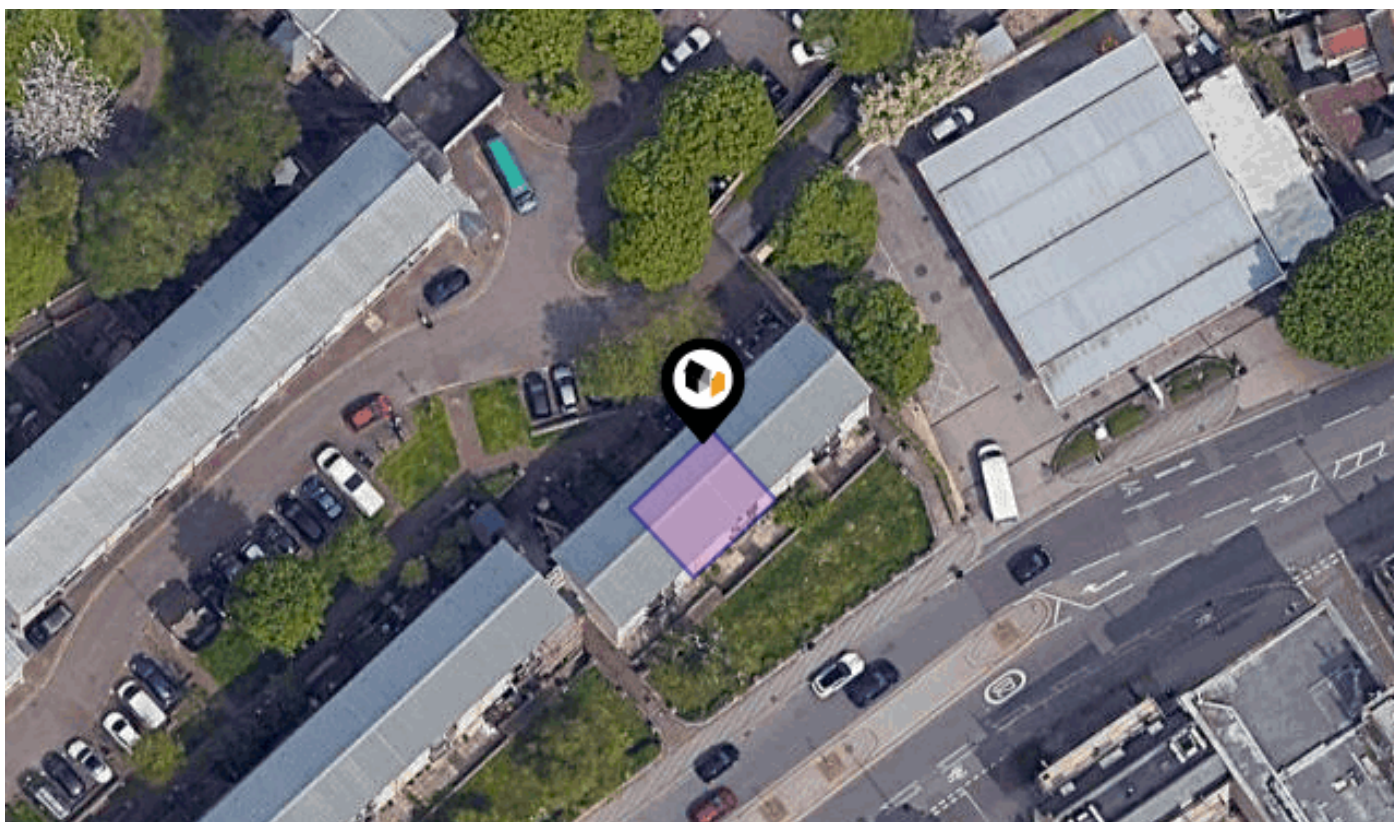




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th June 2024



SNOW HILL HOUSE, SNOW HILL, 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

LEASEHOLD - APARTMENT

Martin and Co Residential Sales are offering for sale this two-bedroom split level 3rd floor apartment just off the London Road. Due to the popularity of this area these properties could be a great investment property as its currently tenanted or an excellent first time buy and this property is being sold with the added advantage of no onward chain.

To enter the building there is a security entrance system which will take you through to the communal hallway with access to the stairs for all floors. As you enter the apartment through the entrance hallway to the left-hand side is the Kitchen and directly in front of the is the reception room. The kitchen has a double-glazed window a single drainer sink unit and there are a range of wall and base units providing storage along with a wooden laminated work surface, space for a cooker, plumbing for a washing machine, part tiled walls and spotlights.

The reception room has double glazed doors out to the balcony and there is laminated flooring, TV point, a double radiator and space for a dining room table and chairs. There are two bedrooms both with double glazed windows and radiators, bedroom 1 has wooden flooring and bedroom 2 is carpeted. The bathroom is part tiled and has an enclosed panelled bath with a shower and folding shower screen along with a pedestal wash hand basin and a low-level WC.

To park you will need a residence permit.

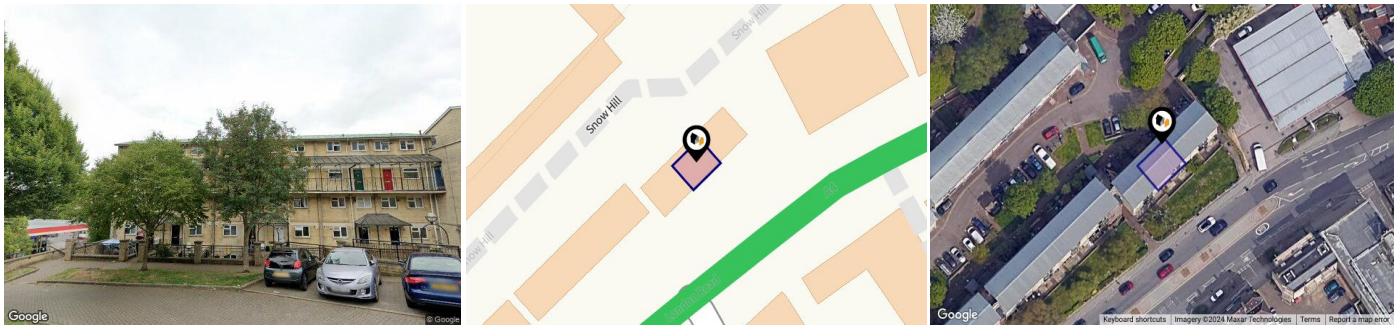
The property is located Just off the London Road so is ideally placed for Kensington Meadows riverbank green space, Morrisons Superstore and array of local shops and a number of local bus routes into Bath City Centre and the surrounding areas.

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. Bath Spa Train Station has services to Bristol and the local areas and there is a direct route to London Paddington.

Service Charge £1,233.32 from 1st April 2024 to 1st April 2025 with Curo Management Company

Ground rent £10.00 per annum

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.



Property

Type:	Flat / Maisonette	Asking Price:	£200,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	688 ft ² / 64 m ²	Start Date:	06/01/2002
Plot Area:	0.02 acres	End Date:	24/06/2126
Year Built :	1967-1975	Lease Term:	125 years from 24 June 2001
Council Tax :	Band A	Term Remaining:	102 years
Annual Estimate:	£1,437		
Title Number:	ST203917		

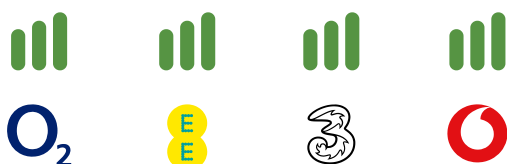
Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	83 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

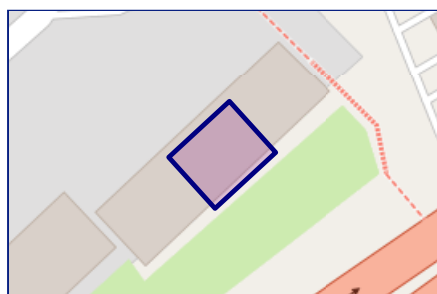


Freehold Title Plan



ST178785

Leasehold Title Plan



ST203917

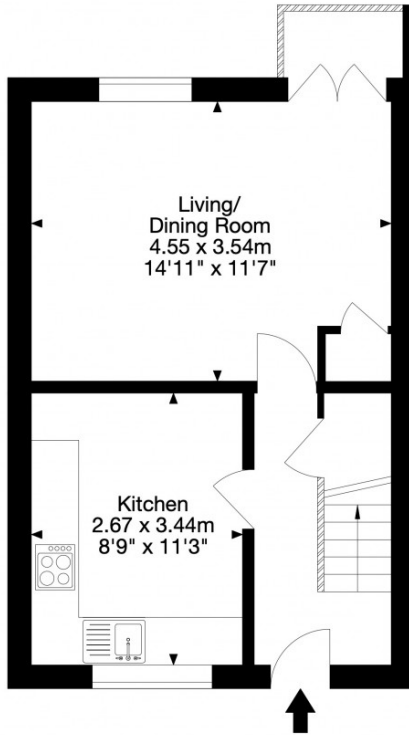
Start Date: 06/01/2002
End Date: 24/06/2126
Lease Term: 125 years from 24 June 2001
Term Remaining: 102 years



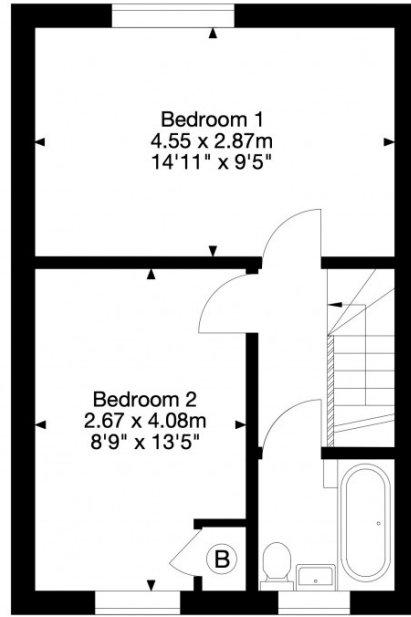


SNOW HILL HOUSE, SNOW HILL, BATH, BA1

Snow Hill, Bath BA1 6DH
Gross Internal Area (Approx.)
64 sq m / 688 sq ft



Ground Floor



First Floor

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.

SNOW HILL HOUSE, SNOW HILL, BA1

Energy rating

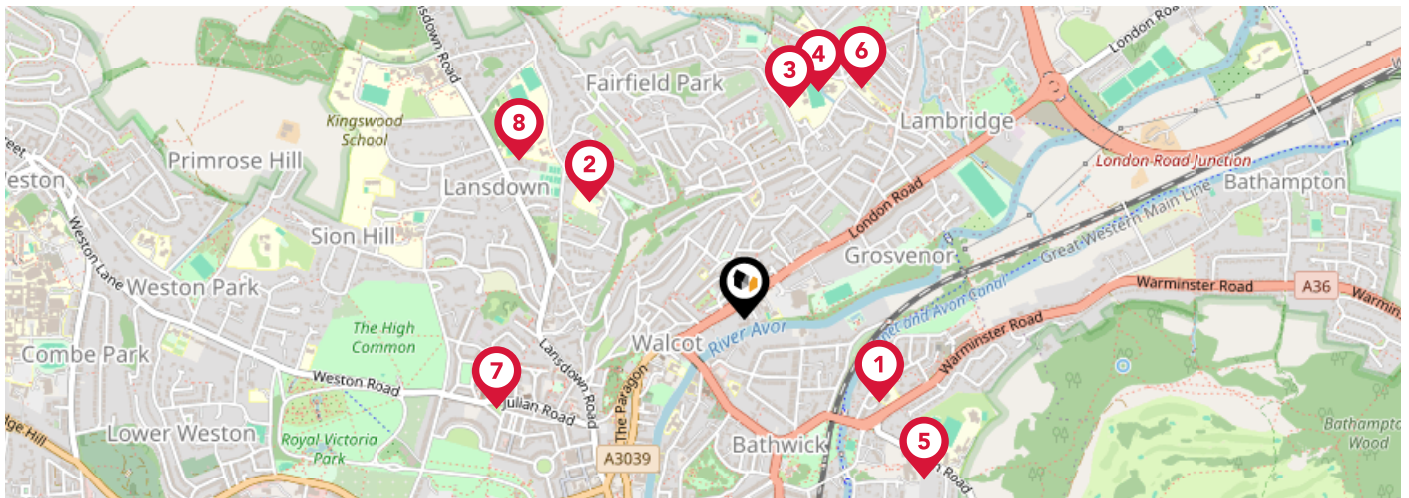
C

Valid until 09.04.2031

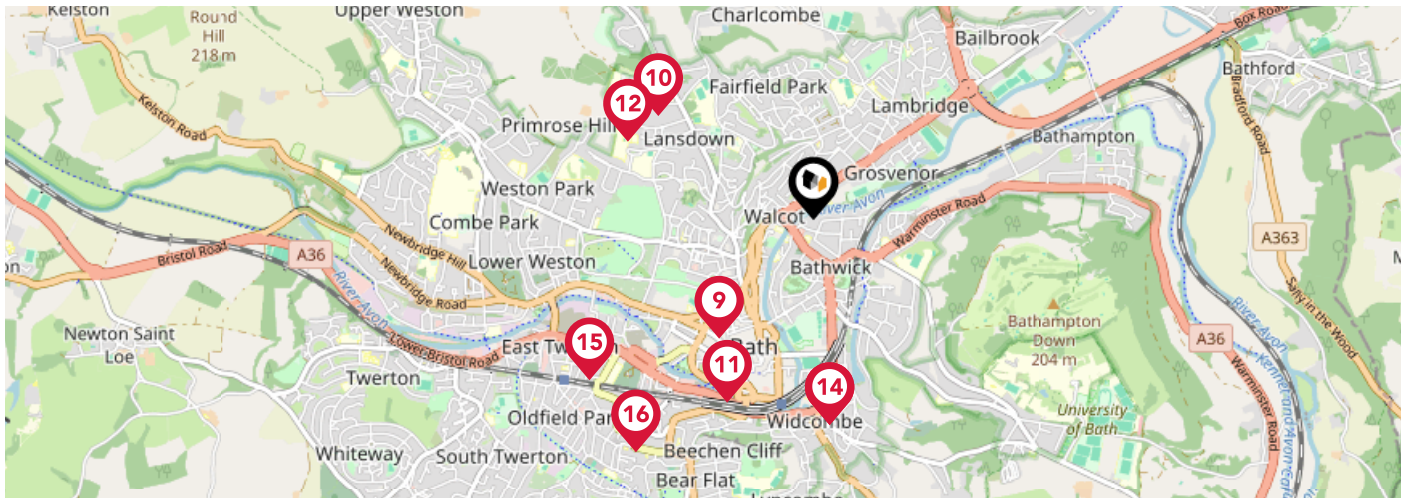
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

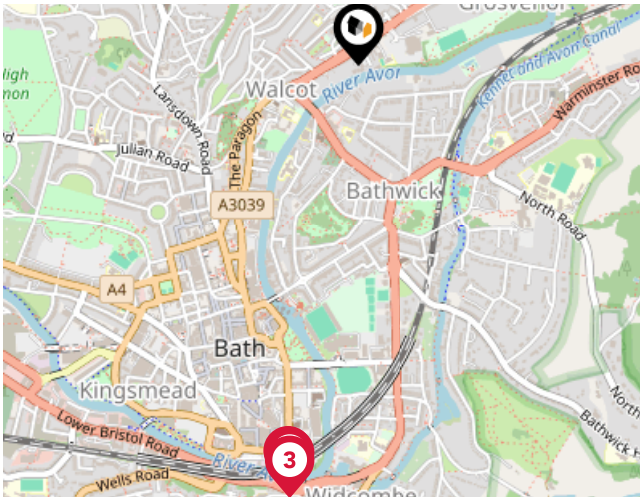
Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²



		Nursery	Primary	Secondary	College	Private
1	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.37	<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:0.45	<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:0.5	<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:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

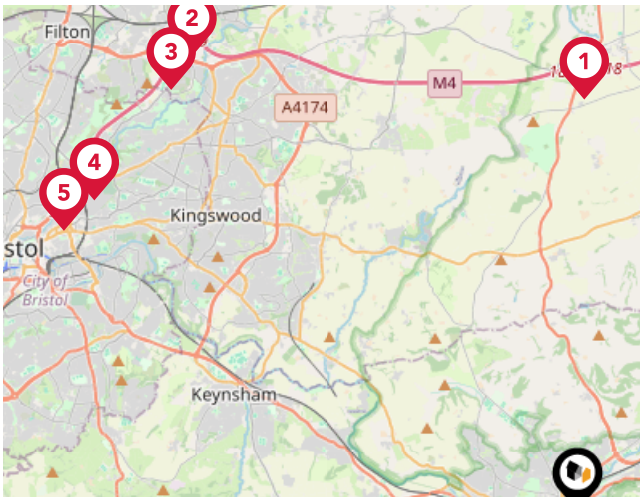


		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.93	<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:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.95	<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:0.95	<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:1.27	<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:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



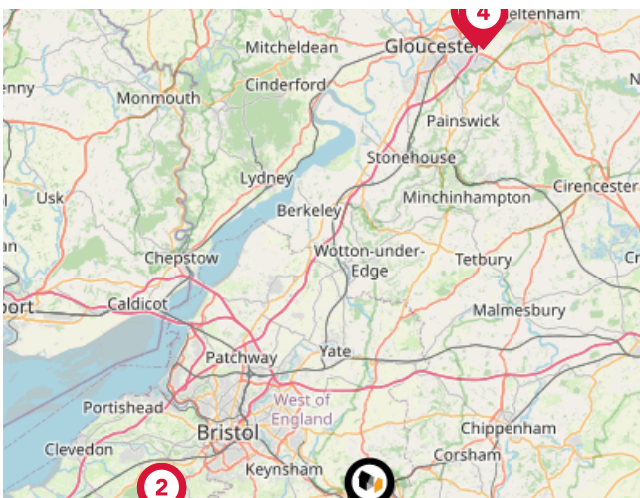
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.99 miles
2	Bath Spa Rail Station	0.99 miles
3	Bath Spa Rail Station	1.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.61 miles
2	M4 J19	11.03 miles
3	M32 J1	10.83 miles
4	M32 J2	10.63 miles
5	M32 J3	10.83 miles



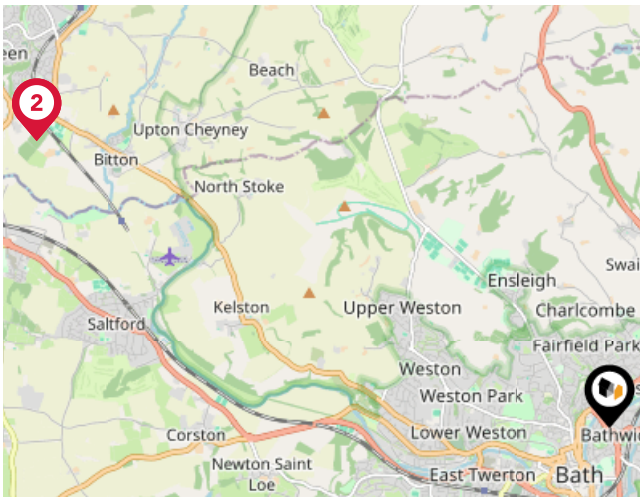
Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.44 miles
2	Bristol International Airport	15.44 miles
3	Gloucestershire Airport	35.72 miles
4	Gloucestershire Airport	35.65 miles



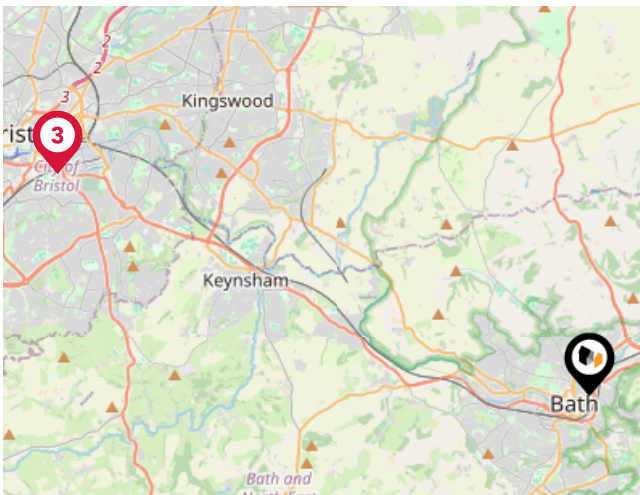
Bus Stops/Stations

Pin	Name	Distance
1	Snow Hill	0.04 miles
2	Snow Hill	0.04 miles
3	Morrisons	0.05 miles
4	Morrisons	0.1 miles
5	Rockliffe Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.93 miles
2	Bitton (Avon Valley Railway)	5.93 miles



Ferry Terminals

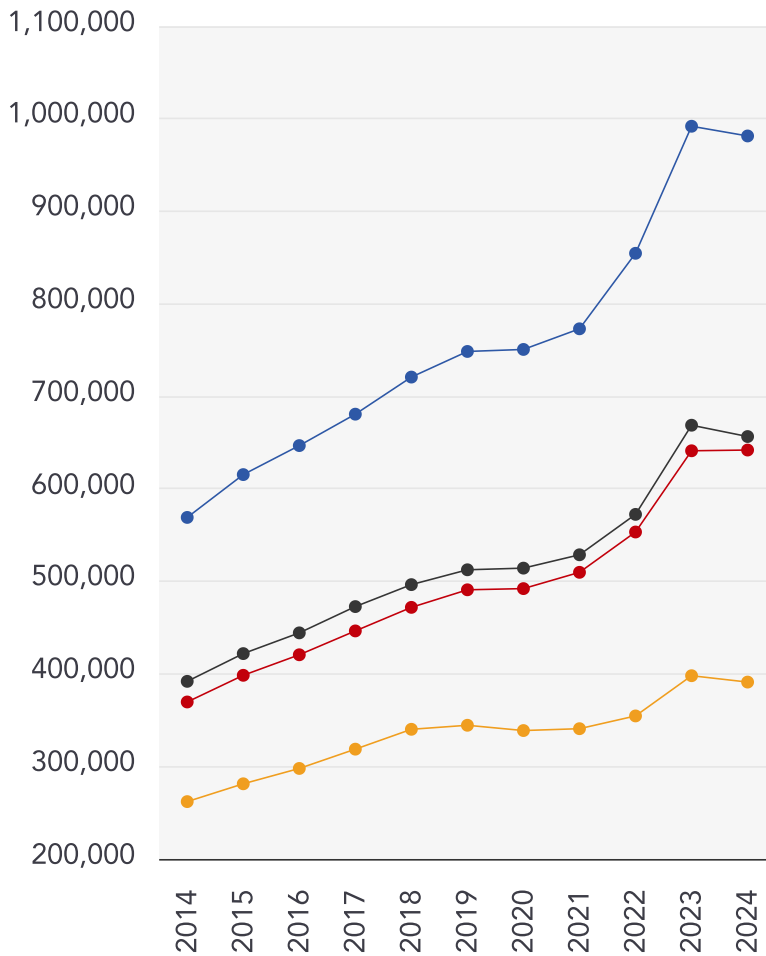
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.67 miles
2	Temple Meads Station Ferry Landing	10.67 miles
3	Temple Meads Station Ferry Landing	10.67 miles

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.



/martincouk



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/company/martin-&-co-/

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co Bath and therefore no warranties can be given as to their good working order.

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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