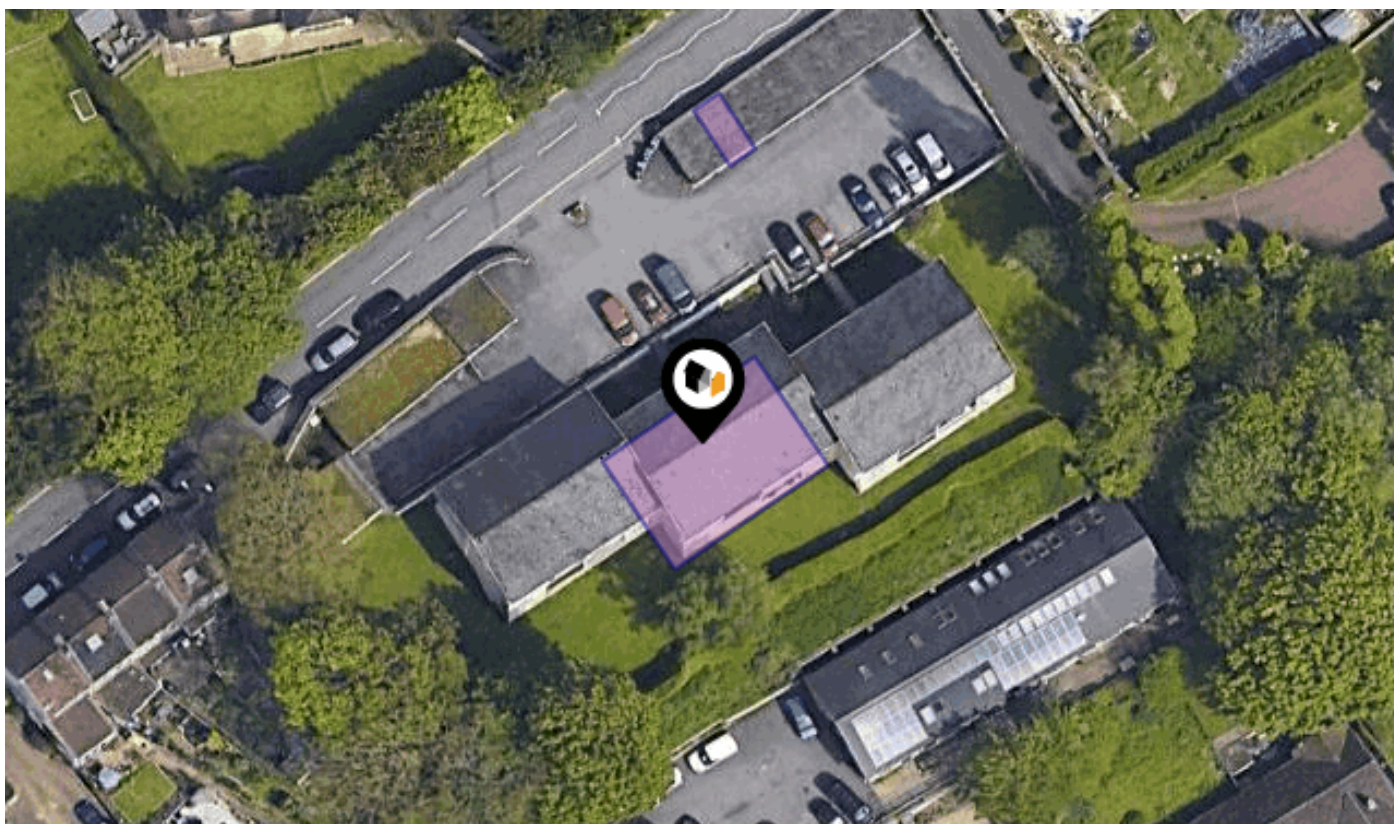




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st February 2025



GAY COURT, LONDON ROAD WEST, BATH, BA1

Asking Price : £325,000

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



LEASEHOLD GROUND FLOOR APARTMENT.

Martin & Co Bath are very pleased to offer for sale this amazing 2-bedroom apartment located in the very sought after area of Batheaston. Located just off London Road West, Gay Court was built in 1968 with some outstanding views across the Avon Valley.

As you approach the communal entrance to the right-hand side is the security entrance phone system and as you enter the communal hallway there are steps leading down to the apartment which is on the ground floor. To the right-hand side of the hallway is the sitting room, which has double glazed sliding patio doors onto your own south facing private balcony, with some of the best views in the area, as you can see from the photos and in the words of the owner the view is amazing all year around.

There is also a TV point, two wall mounted electric heaters and carpet covered flooring and to the left of the sitting room is the dining room and kitchen. The dining room is big enough for a decent size table and has an electric wall heater, carpet covered flooring and is open plan with the kitchen. The kitchen itself comprises of a double-glazed window with views over the communal gardens and countryside. There is a single drainer sink unit with mixer taps and below there is an additional water heater and base cupboards providing storage. There is a built-in induction hob and overhead extractor fan, built in oven, plumbing for a washing machine and a built-in upright fridge freezer along with laminated work top surfaces, part tiled walls and display shelving.

To the left of the entrance hallway are the two double bedrooms which have double glazed windows, wall mounted electric heaters and carpet covered flooring. There is a family bathroom which is fully tiled and comprises of an enclosed panelled bath with an electric shower unit and glass shower screen. There is a low-level WC, and a vanity sink unit, wall mounted heated towel rail and two storage cupboards.

To the front of the property there is unofficial parking on a first come first served basis and a garage in the left-hand block as you enter the development.

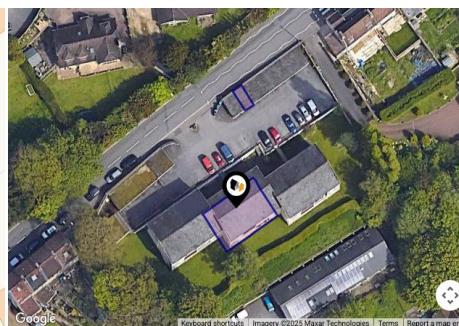
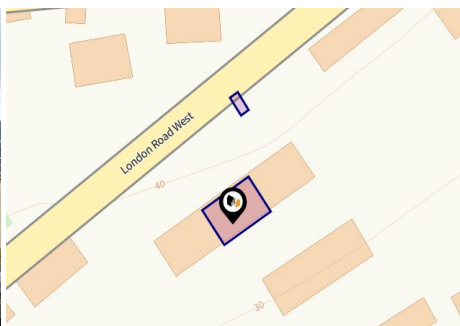
The property is surrounded by well-maintained communal gardens, mature trees, and hedgerows. Approximately two miles from Bath City Centre, whilst also offering easy access to the M4 at junction 18. There are good local bus links into the city, nearby villages and if you fancy a stroll, you are within walking distance there are the village shops, hairdressers, pubs, doctors' surgery, and excellent primary schools.

Take in what Bath has to offer as an UNESCO World Heritage Site. The High Street offers many larger retailers; there are also some outstanding boutique shops, amazing restaurants, and pubs as well as many historical sites including the Roman Baths, Bath Abbey, Great Pulteney Street, the Circus, and the Royal Crescent just to mention a few.

All viewings are by appointment through Martin & Co Bath Residential Sales.

Service charge Approximately £1200.00 per annum.

Ground rent £12.00 per annum.



Property

| | | | |
|-------------------------|---|------------------------|---------------------------------|
| Type: | Flat / Maisonette | Asking Price: | £325,000 |
| Bedrooms: | 2 | Tenure: | Leasehold |
| Floor Area: | 764 ft ² / 71 m ² | Start Date: | 06/01/1972 |
| Plot Area: | 0.04 acres | End Date: | 25/12/2969 |
| Year Built : | 1967-1975 | Lease Term: | 999 years from 25 December 1970 |
| Council Tax : | Band C | Term Remaining: | 945 years |
| Annual Estimate: | £1,916 | | |
| Title Number: | AV15707 | | |

Local Area

| | |
|---------------------------|------------------------------|
| Local Authority: | Bath and north east somerset |
| Conservation Area: | Bath |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 16 mb/s | 42 mb/s | - mb/s |
| | | |

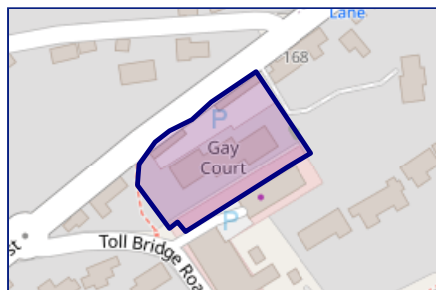
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



AV228596

Leasehold Title Plan



AV15707

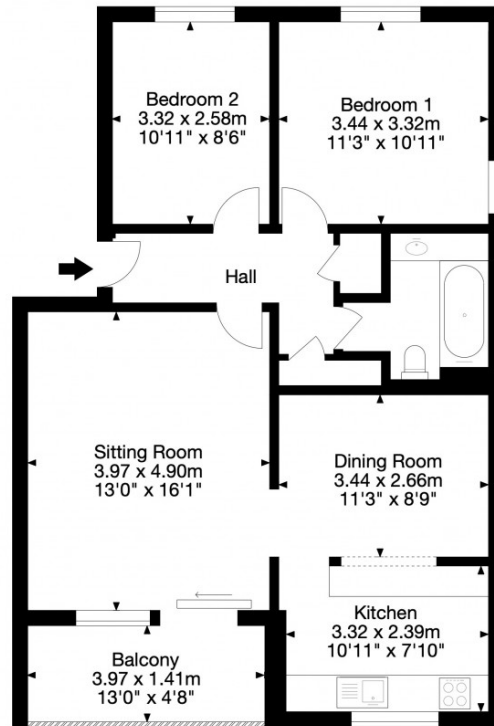
Start Date: 06/01/1972
End Date: 25/12/2969
Lease Term: 999 years from 25 December 1970
Term Remaining: 945 years





GAY COURT, LONDON ROAD WEST, BATH, BA1

Gay Court, Bath BA1 7QU
Gross Internal Area (Approx.)
72 sq m / 775 sq ft



Ground Floor

© Capture Property Marketing 2025. 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.

Gay Court, London Road West, BATH, BA1

Energy rating

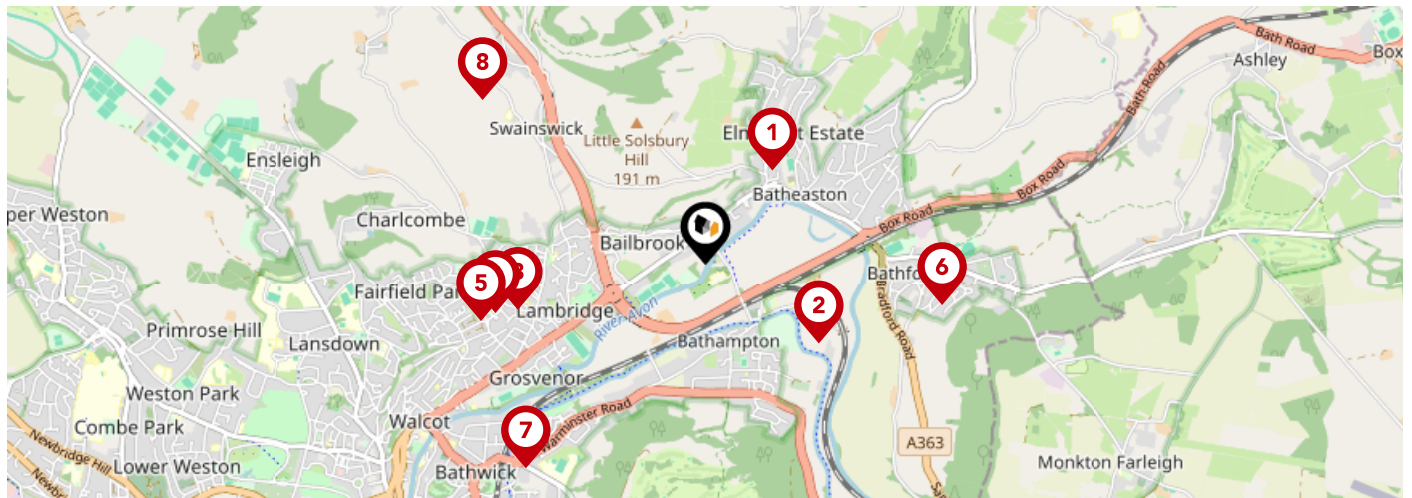
E

Valid until 17.02.2035

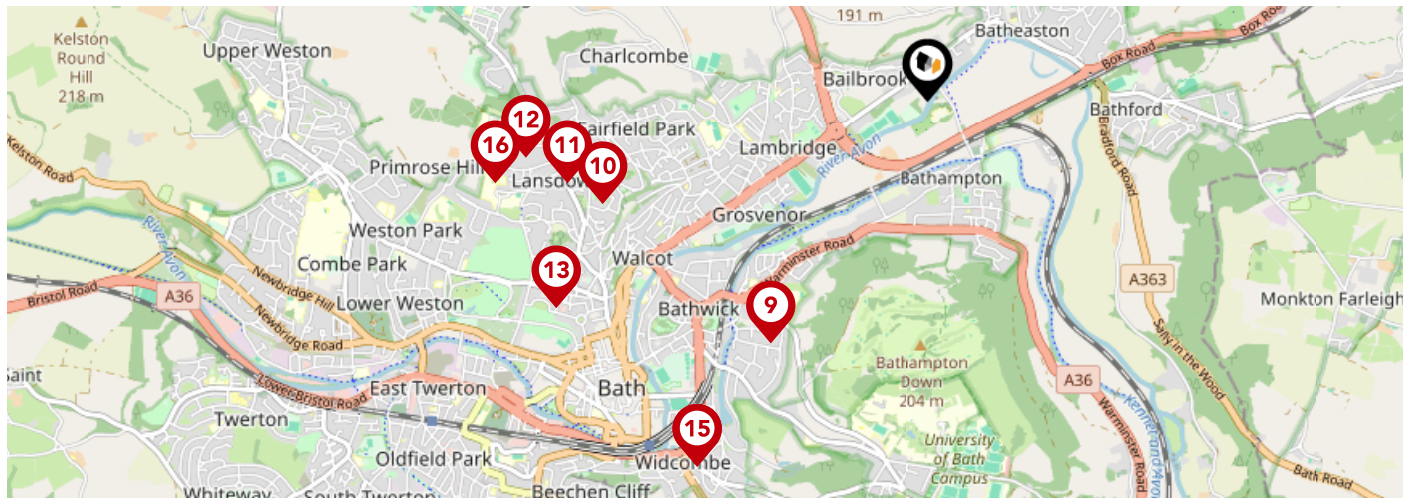
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Ground-floor flat |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | (another dwelling above) |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Room heaters, electric |
| Main Heating Energy: | Very poor |
| Main Heating Controls: | Programmer and appliance thermostats |
| Main Heating Controls Energy: | Good |
| Hot Water System: | Electric immersion, standard tariff |
| Hot Water Energy Efficiency: | Very poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 71 m ² |



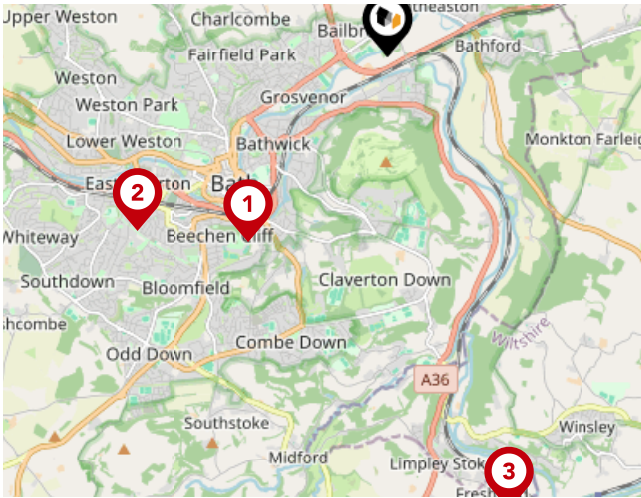
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Batheaston Church School Ofsted Rating: Good Pupils: 190 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Bathampton Primary School Ofsted Rating: Good Pupils: 180 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Bathford Church School Ofsted Rating: Outstanding Pupils: 171 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:1.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:1.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:1.71 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:1.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:1.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

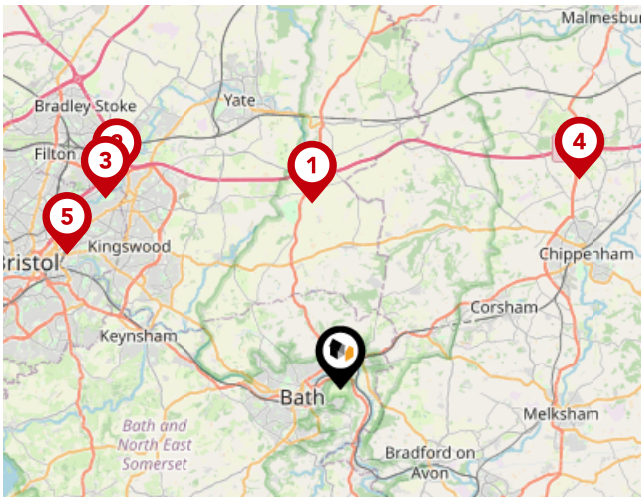
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bath Spa Rail Station | 2.16 miles |
| 2 | Oldfield Park Rail Station | 2.83 miles |
| 3 | Freshford Rail Station | 4.34 miles |



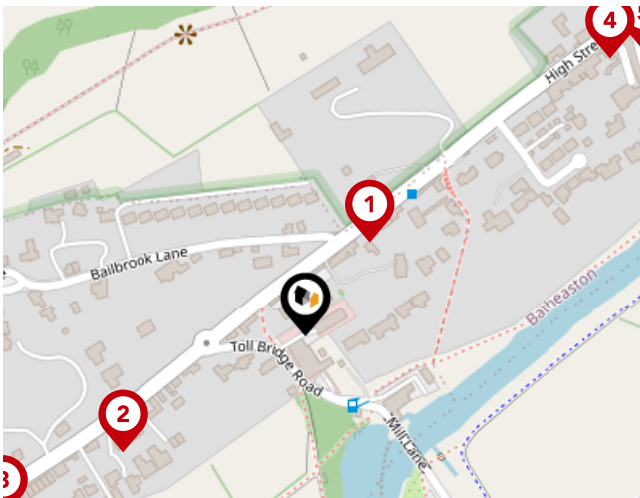
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J18 | 6.94 miles |
| 2 | M4 J19 | 11.27 miles |
| 3 | M32 J1 | 11.17 miles |
| 4 | M4 J17 | 11.78 miles |
| 5 | M32 J2 | 11.25 miles |



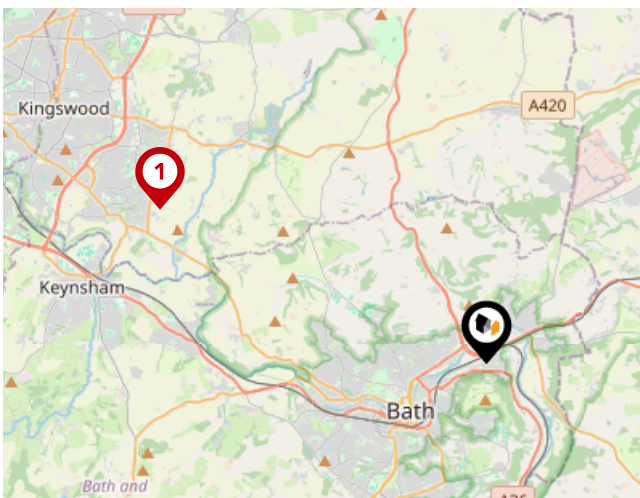
Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Bristol Airport | 16.61 miles |
| 2 | Felton | 16.61 miles |
| 3 | Staverton | 34.76 miles |
| 4 | Cardiff Airport | 43.67 miles |



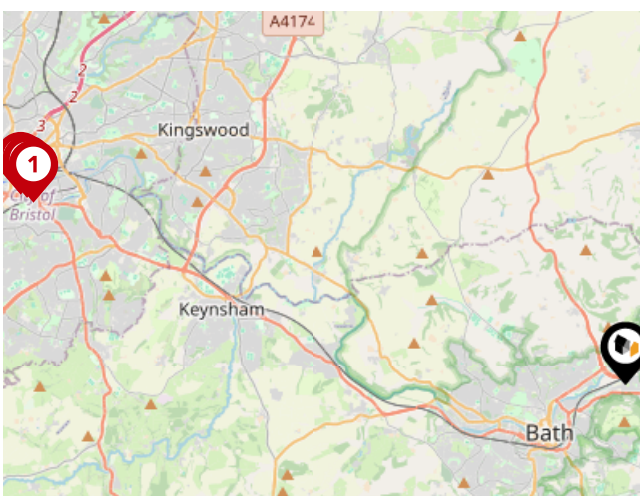
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Bailbrook Lane | 0.07 miles |
| 2 | Clarence Gardens | 0.12 miles |
| 3 | Clarence Gardens | 0.2 miles |
| 4 | Vale View Terrace | 0.24 miles |
| 5 | Vale View Terrace | 0.26 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Oldland (Avon Valley Railway) | 6.69 miles |



Ferry Terminals

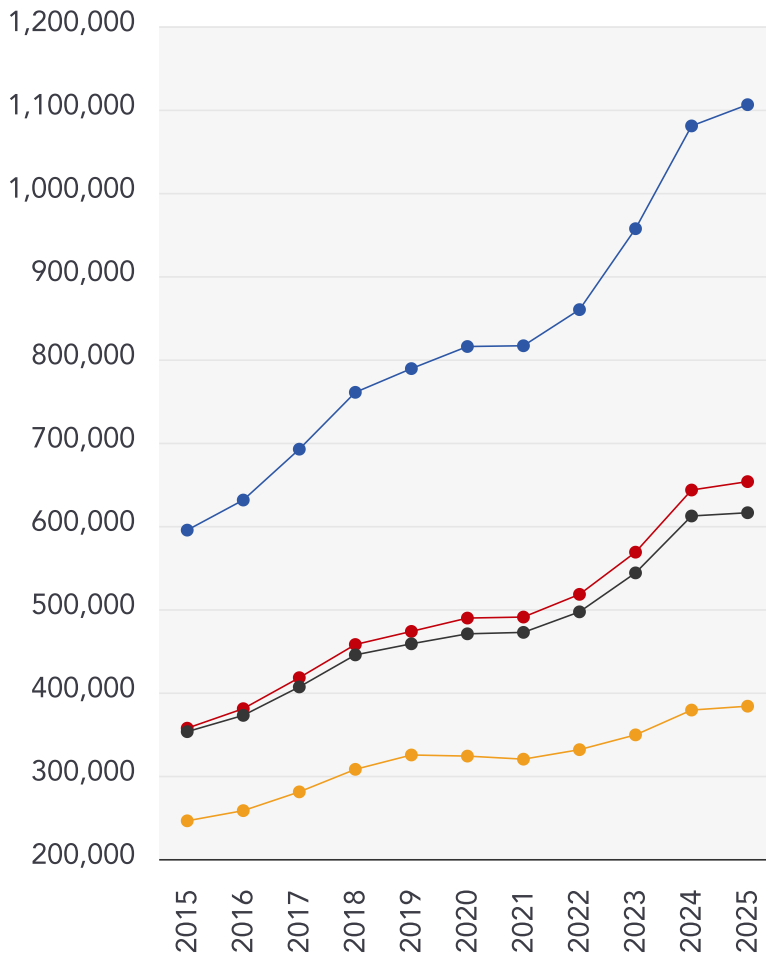
| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Temple Meads Station Ferry Landing | 11.48 miles |
| 2 | Temple Bridge (Bristol) Ferry Landing | 11.61 miles |
| 3 | St Philip's Bridge | 11.74 miles |

Market

House Price Statistics



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



Detached

+85.88%

Semi-Detached

+82.93%

Terraced

+74.5%

Flat

+56%



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



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



/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.

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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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