

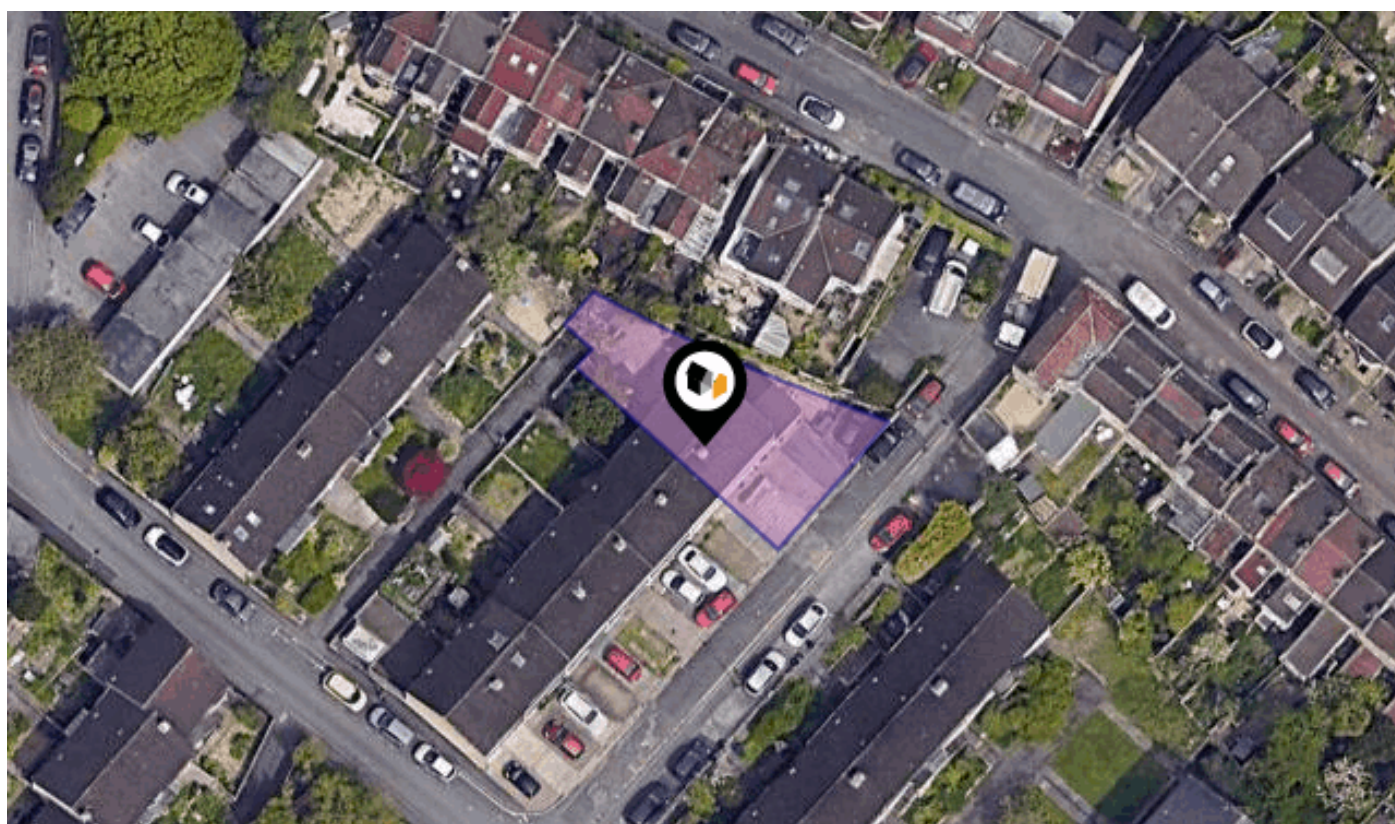


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th June 2025



ALPINE GARDENS, CAMDEN, BATH, BA1

Asking Price : £425,000

Martin & Co Bath

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



Martin & Co Residential Sales, are offering this rarely available three-bedroom split level maisonette, over the 1st and 2nd floors for sale, with its own rear garden and off-road parking for two cars.

If you are looking for a quality family home in a very sought after area in Bath, then this could be the property for you. Alpine Gardens is located just northeast of Bath city centre by Hedgemead Park with the centre of Bath being only a short 0.5 mile walk away. Also, in Walcot there are a number of varied local independent shops, public houses, and bars along with bus routes to the local areas.

As you enter the property into the entrance lobby there are stairs to the open plan kitchen/ dining area with direct access through BI folding doors out to the easily maintainable rear garden with personal rear access. To the left of kitchen/dining area is a utility room again with access to the garden. To the right of the kitchen/dining area is the living room which has outstanding views as you can see from the photos. From there you can access the stairs leading to the three bedrooms and the family bathroom. To the front of the property there is off road parking for two cars. Entrance lobby., Double glazed leaded light front door, double radiator and carpet covered flooring – Stairs leading to kitchen/dining area. Open plan Kitchen / dining area. This modern and well-designed kitchen comprises of a Butler Sink with mixer taps, wall and base units providing storage, space for a range cooker with an overhead extractor fan.

There are also part tiled walls, quartz work top surfaces , built in Fridge / freezer, concealed under cupboard lighting and downlights. Dining room comprises of a radiator, wooden laminated flooring with Bi folding doors leading out to the rear garden. Utility room. Double glazed back door with direct access to the garden. Single drainer sink unit with mixer taps along with wall and base units providing storage. Plumbing for a washing machine and space for a washing machine, radiator and laminated work top surfaces and wooden laminated flooring. Living room.

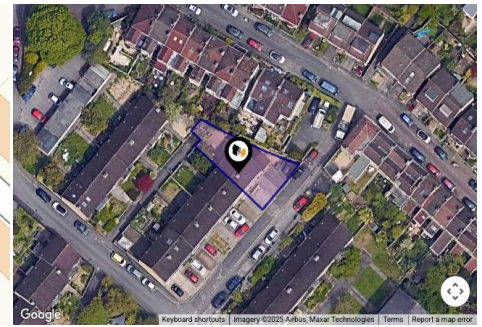
Front aspect with a double-glazed window with views, wall lights and carpet covered flooring. Bedroom one. Front aspect double glazed window with views, radiator and carpet covered flooring. Bedroom two. Rear aspect double glazed window over the garden. radiator and carpet covered flooring. Bedroom three. Front aspect double glazed window with views, radiator and carpet covered flooring.

Family bathroom. White suite with a double-glazed frosted window. An enclosed panelled bath with a shower and shower screen and mixer taps. A vanity sink unit and cupboards under along with a wall mounted radiator a low-level WC and part tiled walls. Rear Garden. What an amazing space over two levels. Paved with room for a large outside table making this a great socialising with area flower and shrub borders external lighting, garden shed, personal rear access and views.

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

Agents Notes

This property cannot be used as Airbnb/ holiday home. The owners of this property pay 2/3 of the building insurance per annum and maintenance is shared the same way.



Property




Type: Flat / Maisonette
Bedrooms: 3
Floor Area: 925 ft² / 86 m²
Plot Area: 0.06 acres
Year Built : 1967-1975
Council Tax : Band Deleted
Title Number: ST359063

Asking Price: £425,000
Tenure: Leasehold
Start Date: 03/03/2020
End Date: 04/03/3019
Lease Term: 999 years from and including 4 March 2020 to and including 4 March 3019
Term Remaining: 994 years

Local Area

Local Authority: Bath and north east somerset
Conservation Area: Bath
Flood Risk:
 • Rivers & Seas Very low
 • Surface Water Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 **204** **10000**
 mb/s mb/s mb/s
  

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Alpine Gardens, Camden, Bath, BA1*

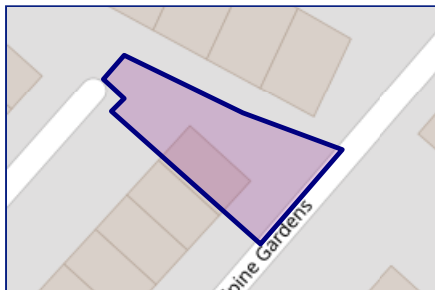
Reference - 08/01109/FUL
Decision: Application Refused
Date: 25th March 2008
Description: Erection of a first floor extension over single storey extension

Reference - 18/01225/CLEU
Decision: Lawful
Date: 16th March 2018
Description: Use of annexe as dwellinghouse (Use Class C3) (Certificate of Lawfulness of Existing Use).

Reference - 02/02559/FUL
Decision: Application Permitted
Date: 23rd October 2002
Description: Single storey extension to form 'Granny Flat'

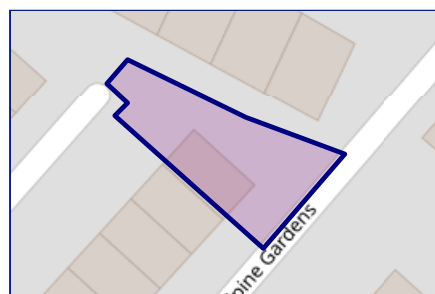
Reference - 08/01907/TCA
Decision: No Objection
Date: 27th May 2008
Description: Cut down Fir and replace

Freehold Title Plan



AV98869

Leasehold Title Plan



ST359063

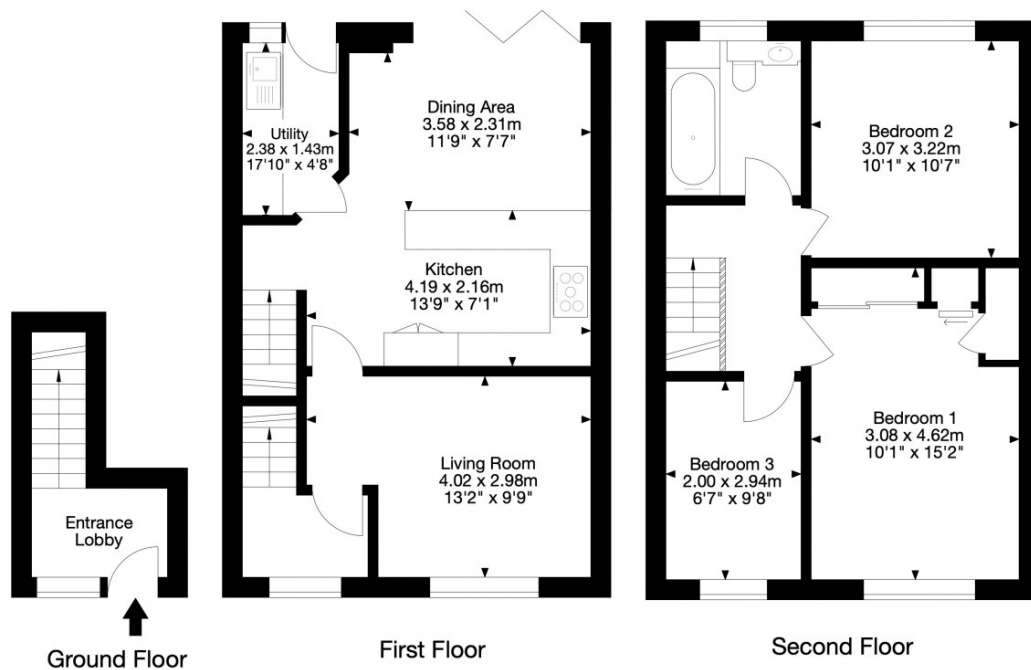
Start Date:	03/03/2020
End Date:	04/03/3019
Lease Term:	999 years from and including 4 March 2020 to and including 4 March 3019
Term Remaining:	994 years





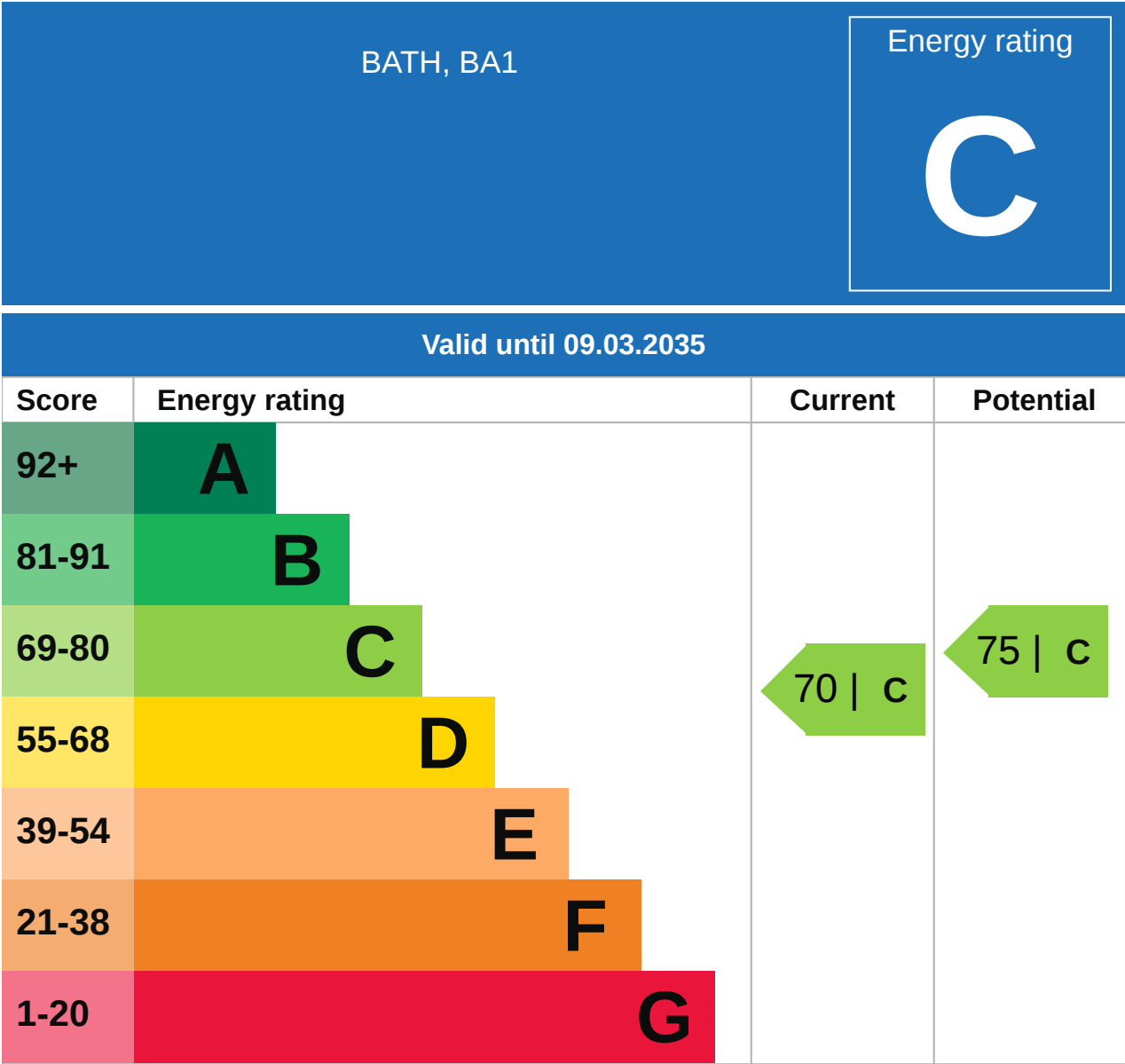
ALPINE GARDENS, CAMDEN, BATH, BA1

Alpine Gardens, Bath, Somerset BA1 5PD
Gross Internal Area (Approx.)
87 sq m / 936 sq ft



© 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.



Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	86 m ²

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

Detached

+85.88%

Semi-Detached

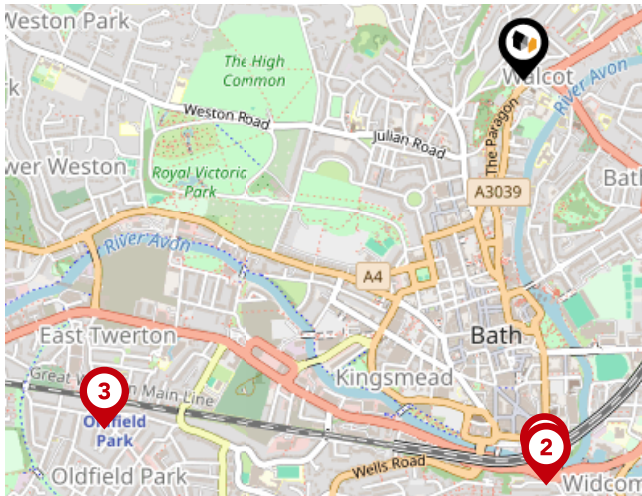
+82.93%

Terraced

+74.5%

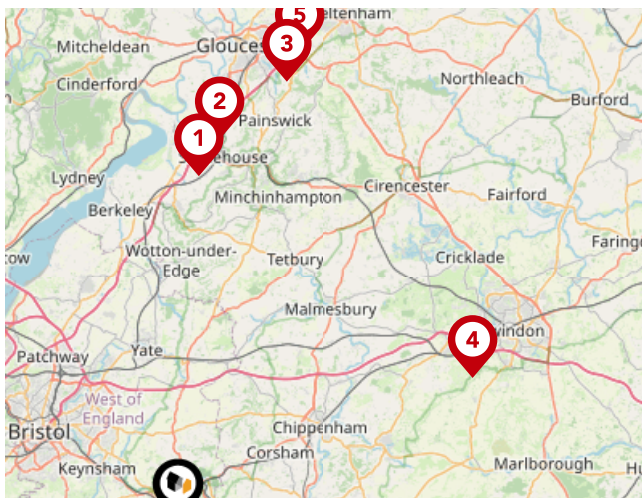
Flat

+56%








National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.92 miles
	Bath Spa Rail Station	0.94 miles
	Oldfield Park Rail Station	1.27 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	25.51 miles
	M5 J12	28.36 miles
	M5 J11A	33.36 miles
	M4 J16	24.22 miles
	M5 J11	35.63 miles

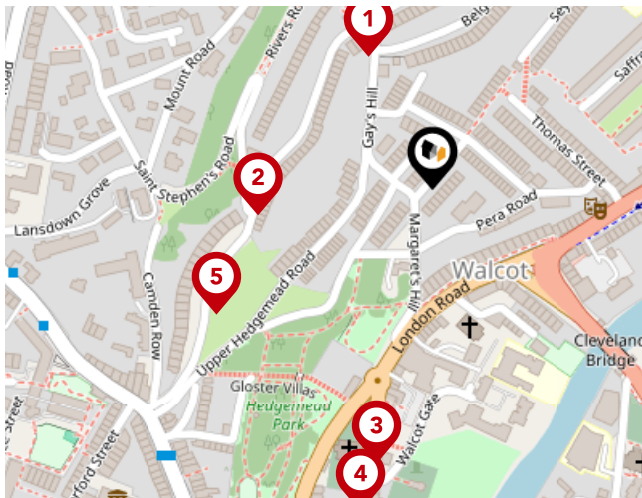


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	15.23 miles
	Felton	15.23 miles
	Staverton	35.76 miles
	Cardiff Airport	42.33 miles

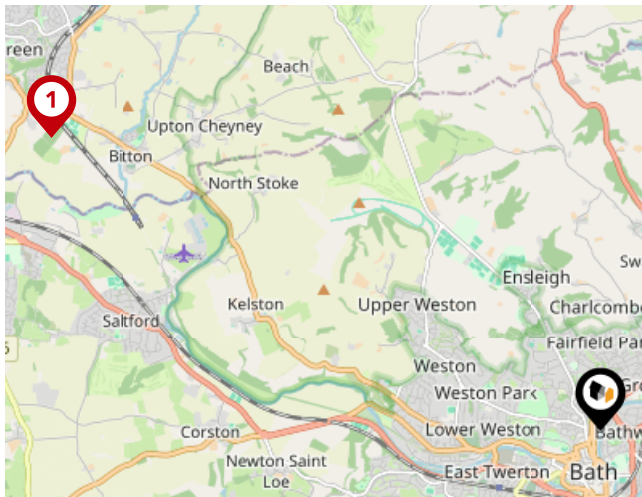
Area

Transport (Local)



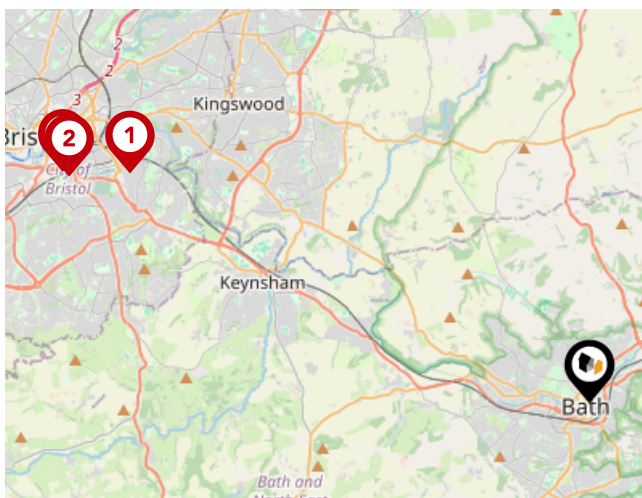
Bus Stops/Stations

Pin	Name	Distance
1	Gay's Hill	0.09 miles
2	St Stephen's Road	0.1 miles
3	Walcot Gate	0.16 miles
4	Walcot Gate	0.19 miles
5	St Stephen's Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.77 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	9.47 miles
2	Temple Meads Station Ferry Landing	10.5 miles
3	Temple Bridge (Bristol) Ferry Landing	10.62 miles



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.



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Important - Please Read

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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

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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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