

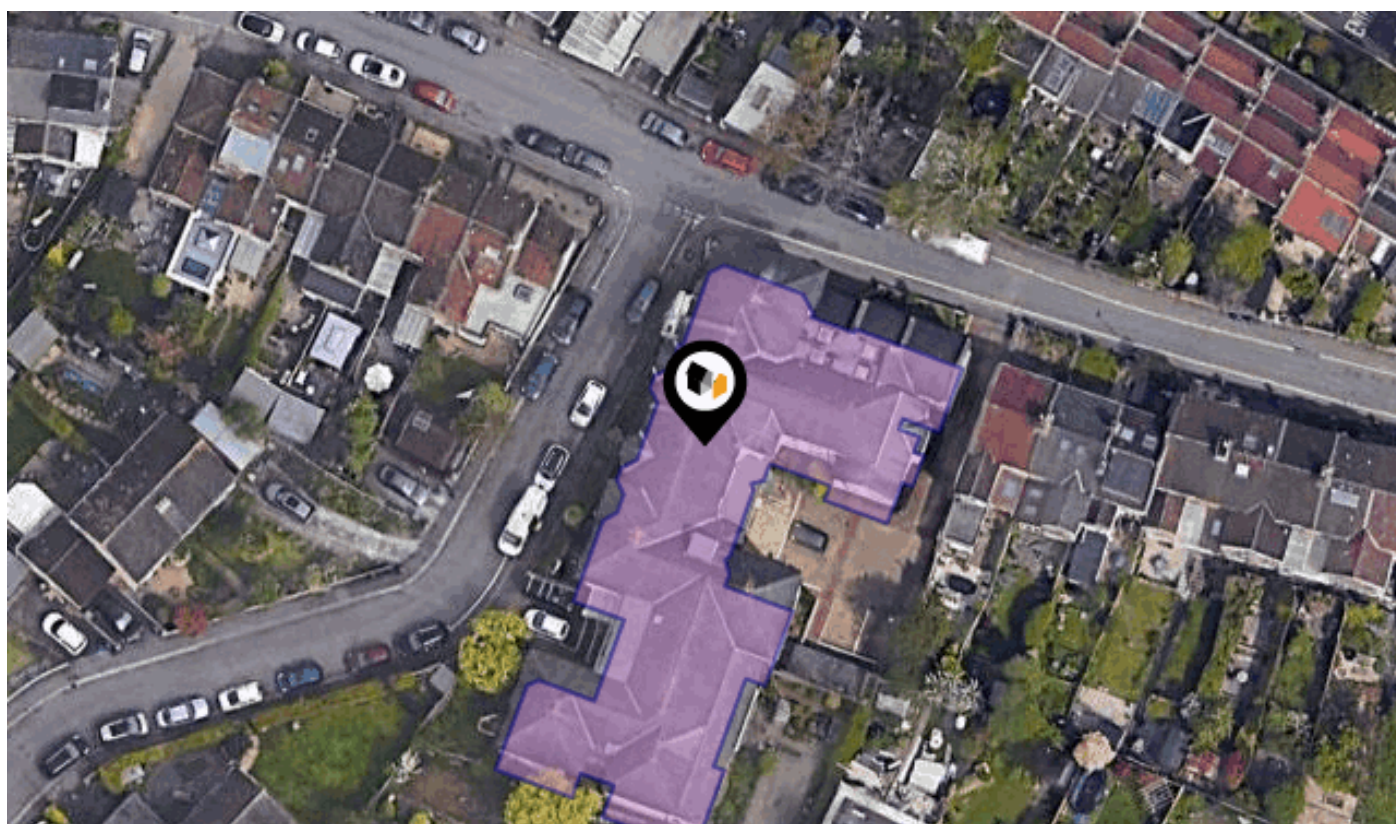


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



HANOVER COURT, SALISBURY ROAD, BATH, BA1

Asking Price : £190,000

Martin & Co Bath

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



Leasehold retirement flat. Martin & Co Bath Residential Sales are offering for sale this rare ground floor retirement flat for the over 55s.

Hanover Court is located in the sought after Larkhall area and is a development of 27 one and two bedroom apartments with excellent facilities. There is a communal entrance with a security entry system, large residence lounge, leading out to a lovely communal garden and seating area.

There is a lift service, a residence kitchen, Laundry room, scooter storage area and an overnight visitors room. There is parking for 6 cars but this is on a first come first served basis otherwise there is parking in Salisbury Road. There is a real sense of community with a friendship circle and there are number of social activities, should you wish to participate.

As you enter the apartment the reception room is to the left hand side with front aspect double glazed windows and with direct access onto the front communal lawned area, which is a great little spot to sit out in, especially on a sunny day. There is a TV Point, electric fire with mantle surround and base, TV point, electric heaters and carpet covered flooring.

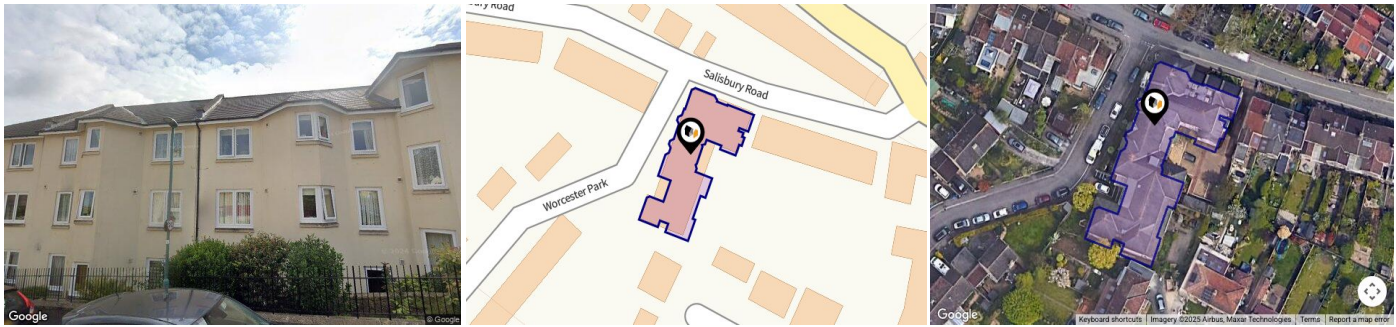
There is a good sized modern Kitchen with double glazed window, a single drainer sink unit with mixer taps. Range of wall and base units providing storage along with laminated work top surfaces. Built in electric hob and oven with an over head extractor fan, plumbing for a washing machine, along with Part tiled walls and tiled flooring.

Bedroom 1 Front aspect double glazed windows. Range of floor to ceiling wardrobes providing excellent hanging space and cupboards. Carpet covered flooring.

Bedroom 2 Double glazed window with shelving , electric storage heaters and carpet covered flooring. Shower room. Fully tiled and enclosed shower, Low level WC and vanity sink unit with a small cupboard, emergency pull chord, mirrored medicine cabinet and tiled flooring. Agents notes

Only available for buyers of 55 years or older. Service charge £3,780 per annum

No ground rent



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	602 ft ² / 56 m ²
Plot Area:	0.19 acres
Year Built :	2008
Council Tax :	Band B
Annual Estimate:	£1,762
Title Number:	ST275543

Asking Price:	£190,000
Tenure:	Leasehold
Start Date:	04/12/2008
End Date:	01/10/2133
Lease Term:	125 years from 1 October 2008
Term Remaining:	108 years

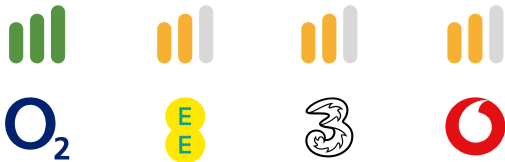
Local Area

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)

9	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

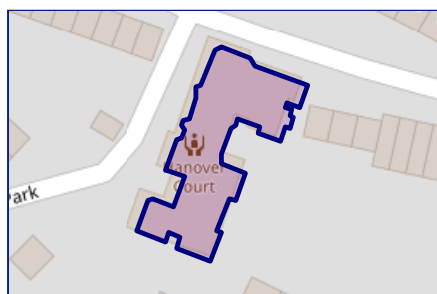


Freehold Title Plan



AV246072

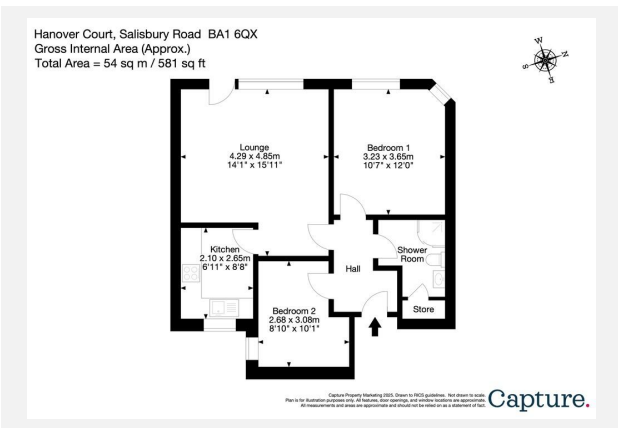
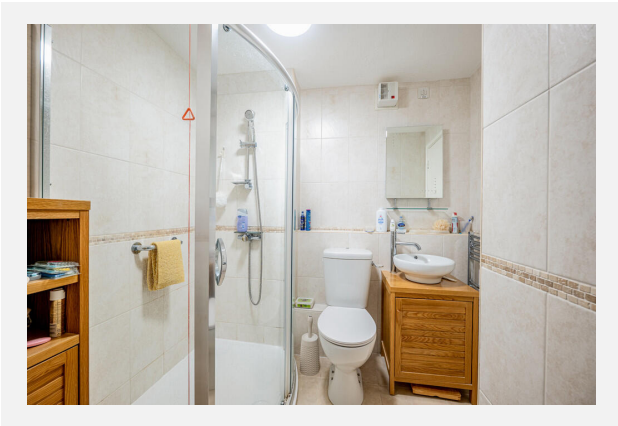
Leasehold Title Plan



ST275543

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HANOVER COURT, SALISBURY ROAD, BA1

Energy rating

D

Valid until 04.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
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, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	56 m ²

Flat 9, Hanover Court, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	27/03/2024	15/11/2019	18/05/2009
Last Sold Price:	£155,000	£152,500	£91,000

Flat 11, Hanover Court, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	12/01/2023	18/01/2013
Last Sold Price:	£168,500	£78,000

9, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	30/03/2020	08/09/2016	17/08/2001
Last Sold Price:	£495,000	£410,000	£140,000

5, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	25/01/2019	12/12/2014	06/09/2013	10/11/2005	27/04/2001
Last Sold Price:	£490,000	£370,000	£310,000	£225,000	£135,000

Flat 23, Hanover Court, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	31/03/2014
Last Sold Price:	£85,000

Flat 4, Hanover Court, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	21/03/2014
Last Sold Price:	£85,000

7, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	16/05/2013
Last Sold Price:	£250,000

Flat 18, Hanover Court, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	12/03/2010	05/12/2008
Last Sold Price:	£110,000	£105,000

3, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	21/12/2007	20/11/2001	30/04/2001
Last Sold Price:	£247,500	£143,000	£120,000

1, Salisbury Road, Bath, BA1 6QX

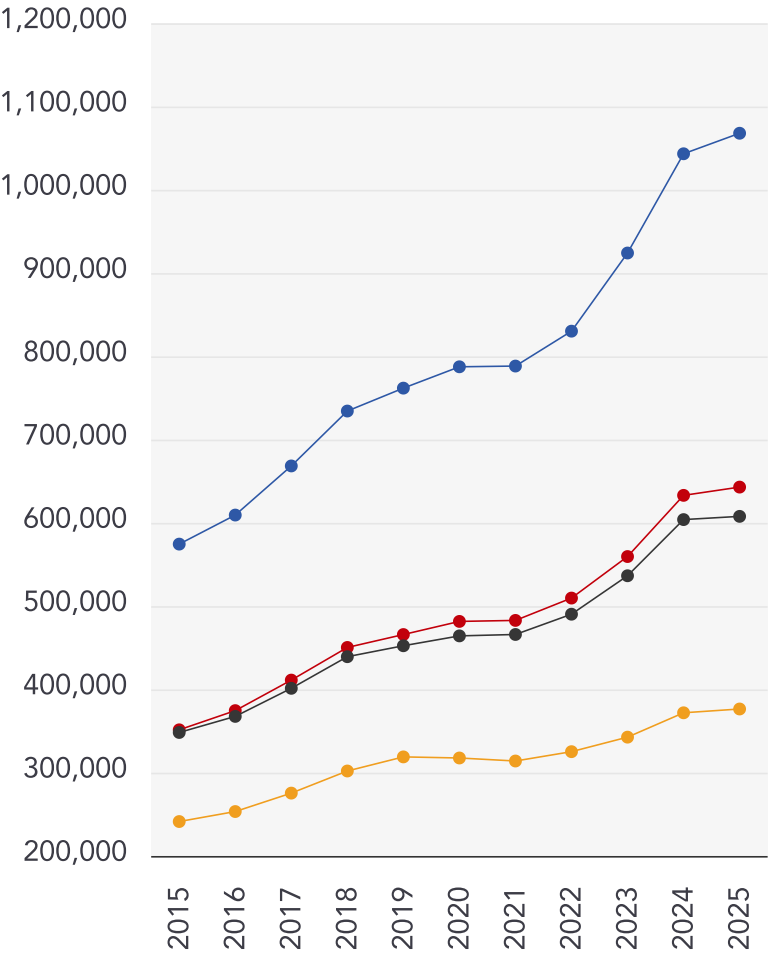
Last Sold Date:	24/10/2005	25/07/2003	30/08/1996
Last Sold Price:	£210,000	£184,000	£60,000

4, Salisbury Road, Bath, BA1 6QX

Last Sold Date:	27/01/2000
Last Sold Price:	£99,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



Detached

+85.88%

Semi-Detached

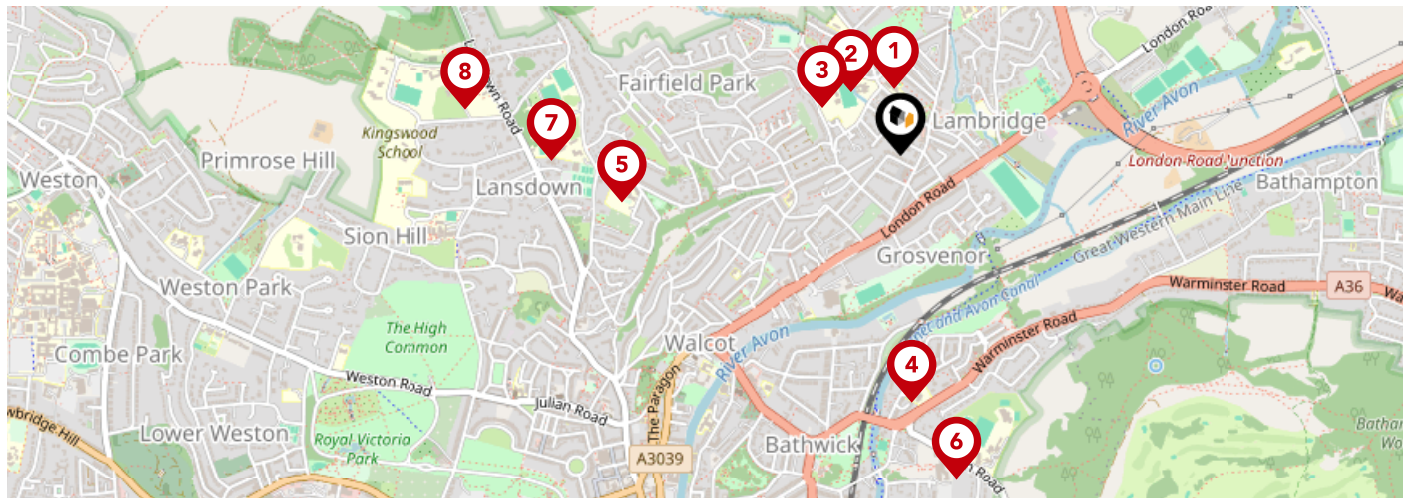
+82.93%

Terraced

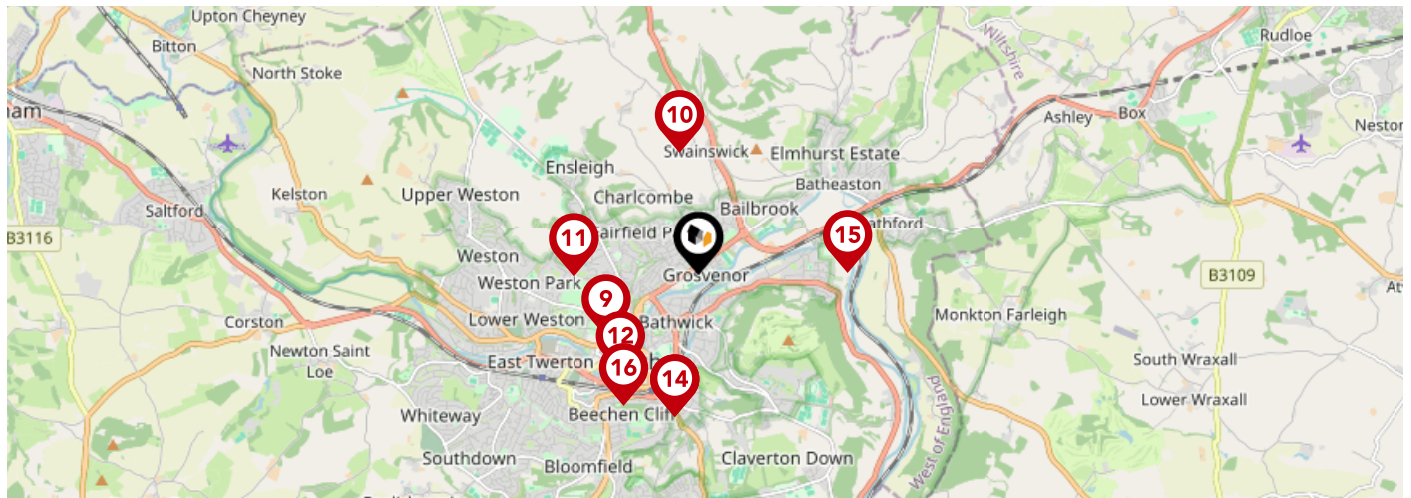
+74.5%

Flat

+56%



		Nursery	Primary	Secondary	College	Private
1	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.16	☐	☒	☐	☐	☐
2	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.19	☐	☒	☐	☐	☐
3	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.21	☐	☐	☒	☐	☐
4	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.57	☐	☒	☐	☐	☐
5	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.66	☐	☒	☐	☐	☐
6	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.76	☐	☐	☒	☐	☐
7	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.81	☐	☐	☒	☐	☐
8	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:1.01	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance: 1.04	☐	☒	☐	☐	☐
	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance: 1.14	☐	☒	☐	☐	☐
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance: 1.15	☐	☒	☐	☐	☐
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance: 1.17	☐	☐	☒	☐	☐
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance: 1.34	☐	☒	☐	☐	☐
	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance: 1.34	☐	☒	☐	☐	☐
	Bathampton Primary School Ofsted Rating: Good Pupils: 180 Distance: 1.38	☐	☒	☐	☐	☐
	Bath College Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.4	☐	☐	☒	☐	☐



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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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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