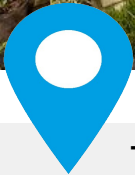




THE APARTMENT COMPANY®
20TH ANNIVERSARY



The Elms, Weston Park Weston, Upper Weston, Bath



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Offers In Excess Of £575,000





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Nestled in the popular western edge of the City of Bath, this refined first-floor apartment boasts a light-filled and expansive layout comprising two bedrooms. Tucked away on a tranquil no-through road, within the leafy Weston area, The Elms emerges as a distinguished Grade II Listed Victorian Villa, originally erected in 1864 and later extended in the 1990s. The apartment harmoniously blends period charm with contemporary amenities, offering meticulously proportioned rooms adorned with replicated period features.

Elegantly appointed, the accommodation features a generous reception hall, a drawing room complemented by a balcony, and a spacious kitchen/dining area ideal for hosting gatherings. Additionally, the residence encompasses two double bedrooms, one of which includes an en suite, alongside a supplementary bathroom. Noteworthy is the abundance of storage, including an assortment of built-in cupboards and wardrobes.

Set amidst impeccably maintained communal gardens, predominantly laid to lawn, The Elms also provides an allocated parking space, visitor parking, and picturesque vistas of the surrounding environs. Accessible via a communal entrance hall, with stairs ascending to the second floor, this residence epitomises both sophistication and comfort.



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Description

Reception Hall

The entrance offers a series of fitted cupboards leading into a spacious square reception hall illuminated by an impressive roof lantern, bathing the apartment in natural light.

Drawing Room

An elegant space featuring an attractive fireplace with slate hearth and wooden surround, ceiling rose, dado rail, and corning. French doors lead to a south-facing balcony offering views of the grounds, with ample room for outdoor seating. Windows on either side further enhance the room's ambiance.

Kitchen/Dining Room

Fully equipped with a range of cupboards, a double stainless-steel sink, and integrated appliances including a washing machine, dishwasher, eye-level oven, and ceramic hob with an extractor fan overhead. Picturesque views of the grounds are afforded from the windows.

Bedroom 1

Spacious double room with built in wardrobes and views over the rear garden. Doors to:

En suite shower room

Features a walk-in shower, ladder-style heated towel rail, mirror, and tiled flooring.

Bedroom 2

Spacious double with built in wardrobes and views over the rear garden.

Bathroom

Presents a contemporary white suite comprising a bath with shower attachments and an overhead shower, WC, washbasin, ladder-style heated towel rail, mirror and tiled flooring, offering both style and functionality.

The Garden

The primary entrance to The Elms opens to a gravelled parking area

with designated spaces for recycling and bin storage. The meticulously maintained grounds feature a diverse array of mature trees, shrubs, lawns, seating areas, and pathways encircling the residence. Additionally, a pedestrian entrance from Weston Park West is available. The elevated location of the property affords charming views of the surrounding landscape.

Area

Situated on the north western outskirts of the Georgian City, Weston epitomises a coveted residential locale with easy access to both the City Centre and the verdant expanses of Primrose Hill, Lansdown and Royal Victoria Park, offering scenic countryside walks right from its doorstep. Within walking distance lies Weston Village, boasting a diverse range of amenities including supermarkets, pharmacies, primary schools, Lansdown Cricket Club, churches, The Royal United Hospital, and the esteemed Priory Hotel.

Commuter convenience is assured with well-established bus routes connecting Weston to various areas of Bath, while Bath Spa Station provides effortless access to London Paddington (approximately 80 minutes) and Bristol Temple Meads (approximately 15 minutes). Furthermore, the proximity to the M4 ensures easy connectivity to neighbouring regions.

Further information

- Leasehold – lease is dated 14/12/1994 for a period of 999 years from 29/09/1989
- In-house management company
- Service charge for 2024: £3,200 (payable in two instalments)
- Ground Rent - £100 included in service charge
- Council _ Bath & Northeast Somerset, Band F
- Central heating – electric Worcester boiler
- uPVC double glazing throughout
- 1 allocated parking space and visitor parking
- Recycling area in car parking area
- Entry phone



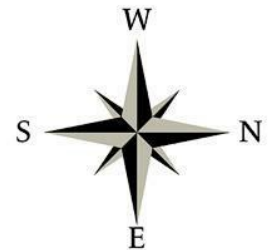
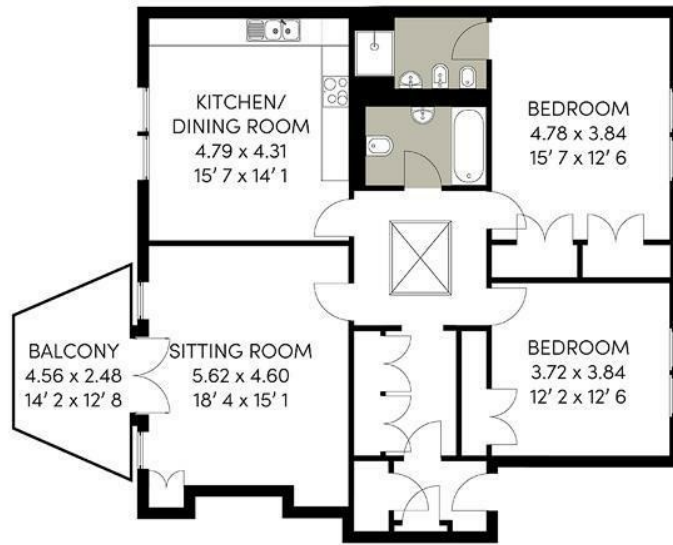
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The Elms, Weston Park West, Bath, BA1 4AR
Total Area: 1249 sq.ft 116 sq.m



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	