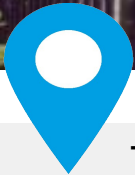




THE APARTMENT COMPANY®
20TH ANNIVERSARY



The Academy, Wells Road, Bath

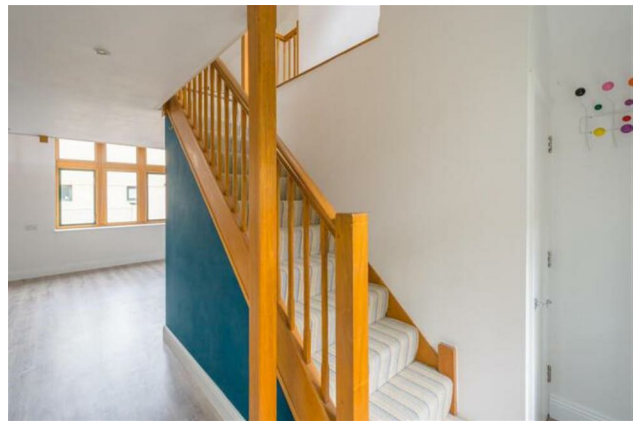
- Two-level, two-bedroom contemporary apartment
- Ground-floor double bedroom with adjacent bathroom
- Secure entry and beautifully maintained communal areas
- Excellent option for owner-occupiers or rental investment
 - No onward chain
- Open-plan living and dining space with modern fitted kitchen
- Stunning upper-floor suite with spacious bedroom, shower room, and wardrobe
- Short walk to Bath city centre and Bath Spa Station
- Tenanted until April 2026





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Offers In Excess Of £350,000



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This is a stylish and beautifully presented two-bedroom two-bathroom apartment of over 900 sq ft, set within a highly regarded development on Wells Road, built in 2006, just moments from Bath's vibrant city centre. Offering contemporary living arranged over two levels, this unique home combines modern comfort with a wonderfully flexible layout.



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Description

The ground floor features a bright and inviting open-plan living and dining area, complemented by large windows that draw in natural light throughout the day. The modern fitted kitchen is designed for convenience, with high-quality appliances and excellent storage. Also on this level is a well-proportioned double bedroom alongside a sleek bathroom, ideal for guests or versatile use as a study or hobby room. A staircase leads to the impressive upper-floor mezzanine suite, creating a peaceful sanctuary separate from the main living space. This generous suite includes a 24 ft double bedroom with contemporary shower room, and a large wardrobe/dressing area, offering exceptional comfort and practicality.

Residents of The Academy enjoy secure entry, well-maintained communal areas, and easy access to the amenities of Wells Road. A short walk brings you to Bath Spa Station and the city's renowned array of shops, restaurants, and cultural attractions, making this property perfectly positioned for both convenience and lifestyle.

Ideal for professionals, downsizers, or investors seeking a distinctive and high-quality home in Bath.

Key Features

Leasehold - Share of Freehold (999 year lease from 2025)

Service charge: £2,314

Management – West of England Estates

Utilities - mains

Parking – parking space

Heating – gas / underfloor heating



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