



Sheppards Gardens  
Weston Village | Bath

**NASH  
& CO**



**Summary**

A very well presented one bedroom flat in Sheppards Gardens an over 60s complex on Weston High Street, Bath. This first floor property enjoys views towards Lansdown and looks over the pretty central communal garden. Accommodation comprises – dual aspect living room; double bedroom; modern fitted kitchen and modern shower room. The property was refurbished to a high standard in 2021 with a new kitchen, shower room and hot water cylinder (providing mains pressure to the shower). The ceilings were skimmed to remove the 1980s style, and the whole flat was freshly decorated. Sheppards Gardens communal facilities include – sunny ground floor lounge, award winning communal gardens, laundry room, lift and on-site manager’s office (which this flat is very close to). There is ease of access to the local shops and amenities on Weston High Street.

**Location**

Sheppards Gardens is located just off the High Street in Weston Village, Bath, and moments away from a variety of local shops and amenities, including amongst others - café, express supermarket, newsagents, bakery, Jhoots pharmacy, Italian deli, takeaway and public house. The city centre is a mostly level 30 minute walk away, or alternatively a regular bus service runs throughout the day. The Royal United Hospital is close by on Combe Park. The Cotswold Way provides great access to the beautiful surrounding countryside and is accessible just at the top of the street. There is easy access to both the A4 to Bristol and the M4 at junction 18.

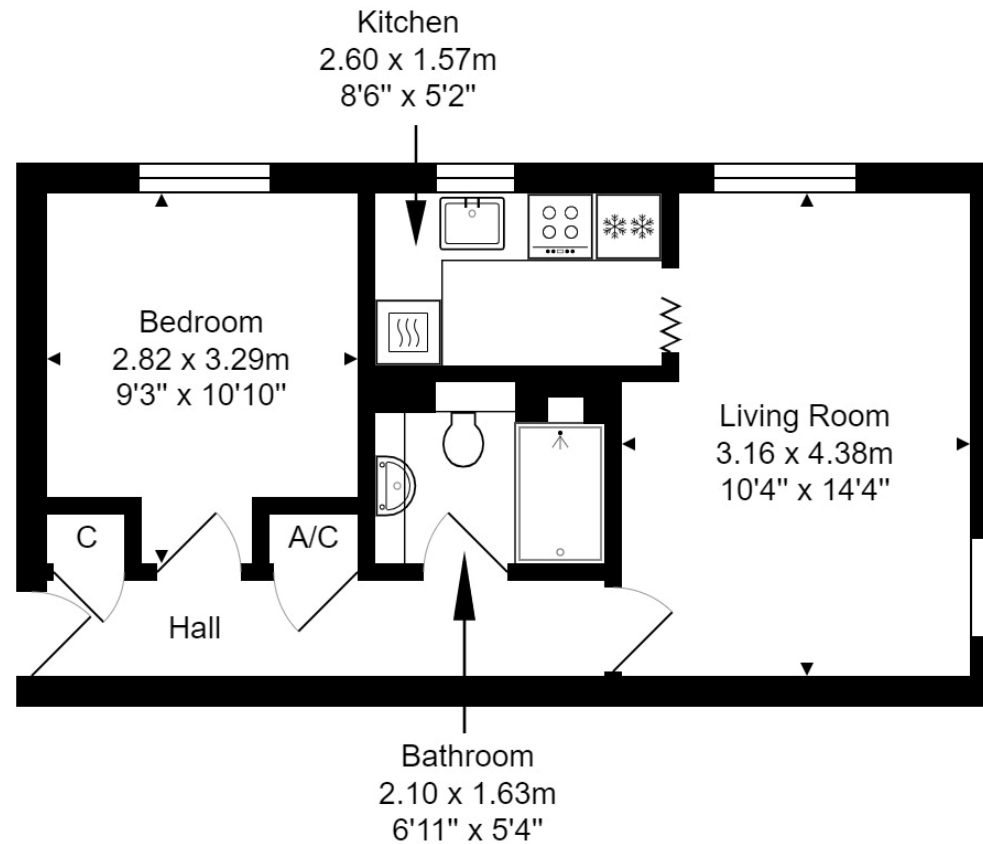


- Sheppards Gardens over 60s complex
- Very well presented first floor 1 bedroom flat
- Weston Village location
- Moments away from local shops
- New kitchen and shower room in 2021
- Off-street parking
- Communal facilities including – communal lounge, lift and laundry room
- 96 year lease and service charges of £264 pcm
- Award winning communal gardens
- Regular bus services to and from city centre

[nashandcobath.co.uk](http://nashandcobath.co.uk)

[enquiries@nashandcobath.co.uk](mailto:enquiries@nashandcobath.co.uk)





Total Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

**Agents Note:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.