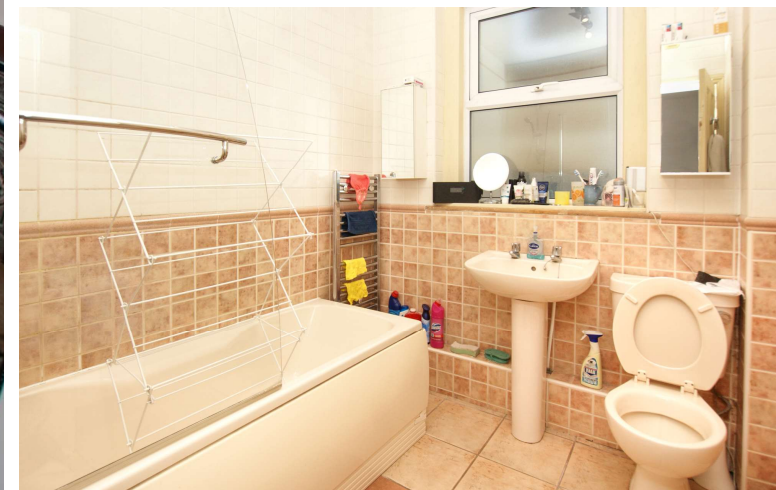




Newbridge Hill
Newbridge | BATH

**NASH
& CO**



Summary

A light and airy 2 double bedroom, Victorian first floor flat located in the Newbridge area of Bath. This characterful bay fronted apartment offers well proportioned rooms and would make an ideal first time buyer as an example. Includes, large lounge, kitchen/breakfast room and internal bathroom. Early viewing is advised.

Location

The apartment is located on the North West side of the World Heritage City of Bath. The property is accessible to local shops and amenities in Chelsea Road, including; Bakery, Post Office, Food Store, Delicatessen, Gift Shops, Café, Hairdressers and a Hardware shop amongst others. Other local amenities include a Dentist and a Chemist with a Doctors surgery within Newbridge Hill itself. Local schools include; Newbridge Primary School, St Mary's RC School and Oldfield Secondary School. Kingswood, the Royal High and King Edwards independent schools are all a drive away. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18.



- Victorian Apartment
- First floor flat
- 2 double bedrooms
- Kitchen/breakfast room

- Large lounge
- Attractive bay window
- Character property
- Access to Chelsea Road shops and local amenities

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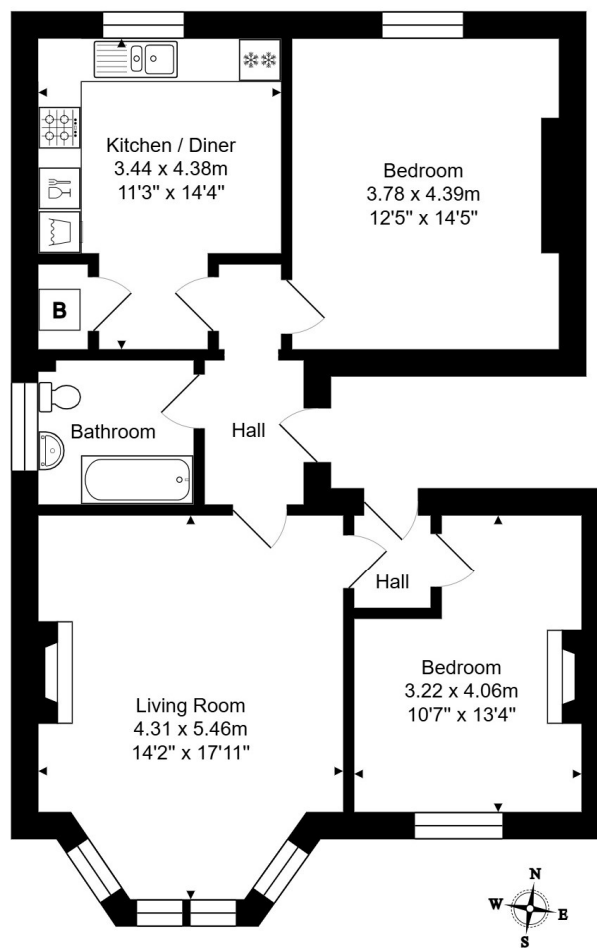


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Total Area: 76.9 m² ... 828 ft²

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 error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcasessments.co.uk

Additional Property Information

- Tenure: Leasehold
- Lease length: 999 years (*from 1986*)
- EPC Rating: **D** (*runs until 2035*)
- Council Tax Band: **C** (**£1968.48**)

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.