

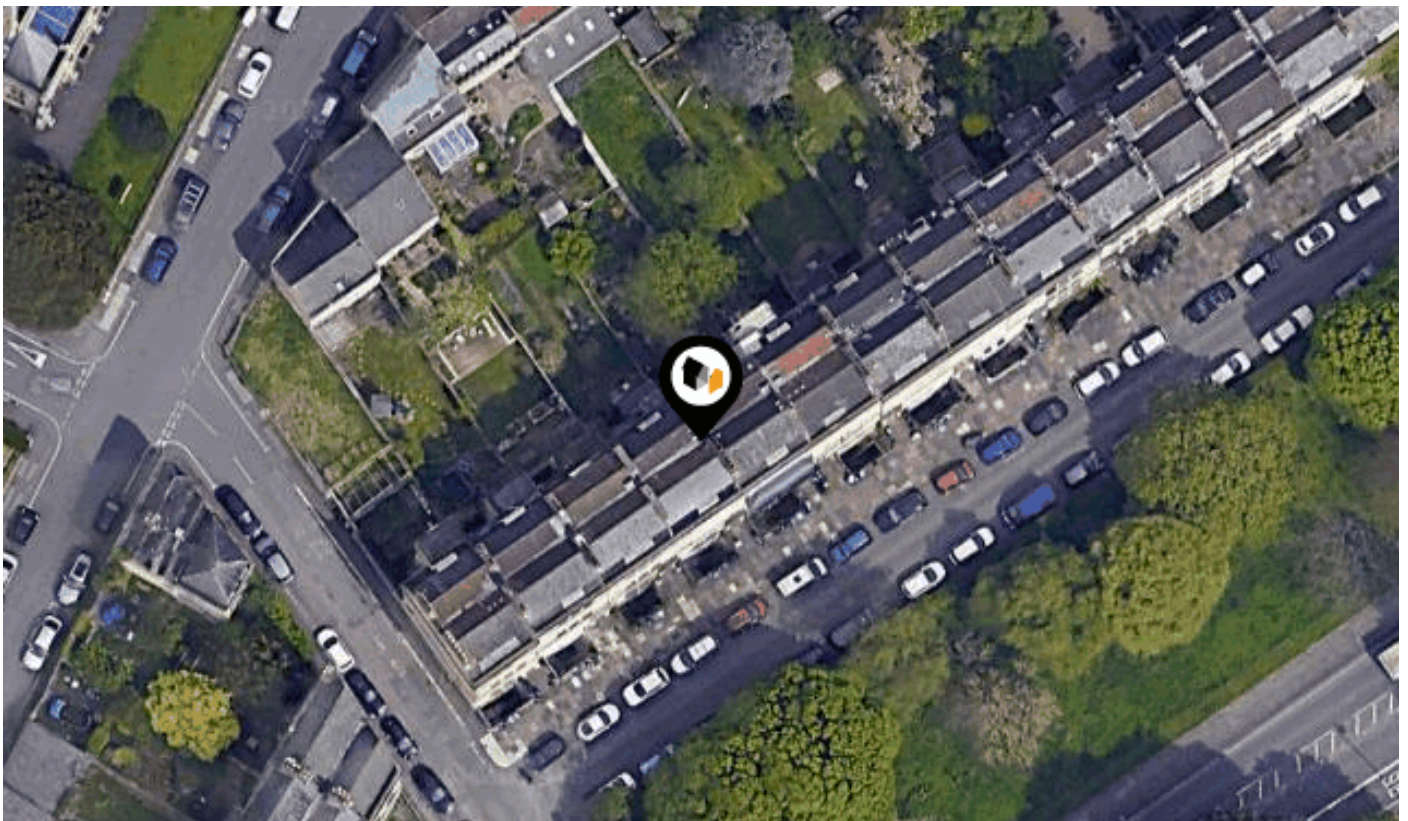


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10<sup>th</sup> July 2024



**5, BEAUFORT EAST, LAMBRIDGE, BATH, BA1**

**Asking Price :** £190,000

## Martin & Co Bath

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[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)

### LEASEHOLD STUDIO FLAT

This property would make a great First Time Buy or as investment property, as this area is sought after by owners and investors alike due to the popularity of this location and style of building.

This attractive Georgian Building just off the London Road is ideally located for local bus routes, shops, a delicatessen, cafes, boutique shops and post office which is located in the popular Spa.

Being a top floor there are some lovely views overlooking Grosvenor Place, Bathampton and Bathwick and if you fancy a stroll there are open spaces at Kensington Mews and Alice Park.

With some very close bus stops there is excellent access to City Centre which offers excellent shopping, with many high street retailers and boutique outlets along with its many bars, pubs, restaurants, and some amazing architecture, which includes The Circus, Pulteney Bridge, The Royal Crescent which is simply outstanding along with Bath Abbey.

The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington. As you enter the property there is a communal entrance with stairs leading to the three floors.

This studio is located on the top floor ( Third Floor ) and there is a security entrance system along with a loft hatch and a storage cupboard. From the entrance hall from here you have door to the bathroom, storage cupboard and loft hatch, through the doorway takes you into the main living/bedroom room which is equipped with additional glazing to the front aspect sash windows, a modern electric fire, electric radiators, and carpet covered flooring.

The kitchen is just off the main from the main living space and comprises of single drainer sink unit, wall and base cupboards, laminated work top surfaces and space for a washing machine and a fridge / Freezer and part tiled walls.

The Bathroom has enclosed panelled Bath with mixer taps and a shower attachment. There is also a low-level WC and a pedestal wash hand basin and fully tiled walls. All viewings are by appointment through Martin and Co Bath Residential Sales.

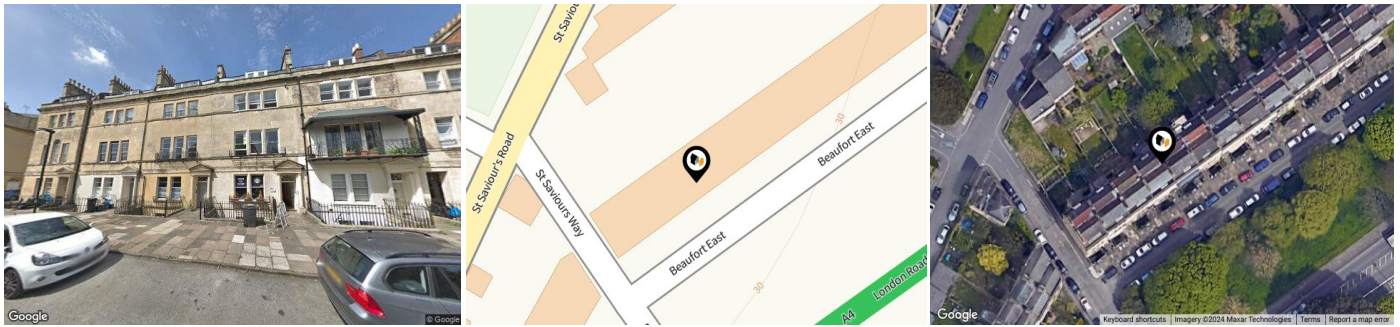
### LEASE & SERVICE CHARGE

Lease Date :

4 April 1986 Term : 999 years from 25 December 1985

Ground Rent : £25 Per annum Service Charge £375.00 Per Annum

All viewings are through Martin and Co Bath Residential Sales



## Property

|                         |   |                      |          |
|-------------------------|---|----------------------|----------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Asking Price:</b> | £190,000 |
| <b>Bedrooms:</b>        | 1                                       |                      |          |
| <b>Floor Area:</b>      | 312 ft <sup>2</sup> / 29 m <sup>2</sup> |                      |          |
| <b>Council Tax :</b>    | Band A                                  |                      |          |
| <b>Annual Estimate:</b> | £1,437                                  |                      |          |

## Local Area

|  |                              |
|--|------------------------------|
| <b>Local Authority:</b>  | Bath and north east somerset |
| <b>Conservation Area:</b>  | Bath                         |
| <b>Flood Risk:</b>   | No Risk                      |
| <ul style="list-style-type: none"> <li>● Rivers &amp; Seas</li> <li>● Surface Water</li> </ul> | Low                          |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                  |                   |                  |
|------------------|-------------------|------------------|
| <b>6</b><br>mb/s | <b>48</b><br>mb/s | <b>-</b><br>mb/s |
|                  |                   |                  |

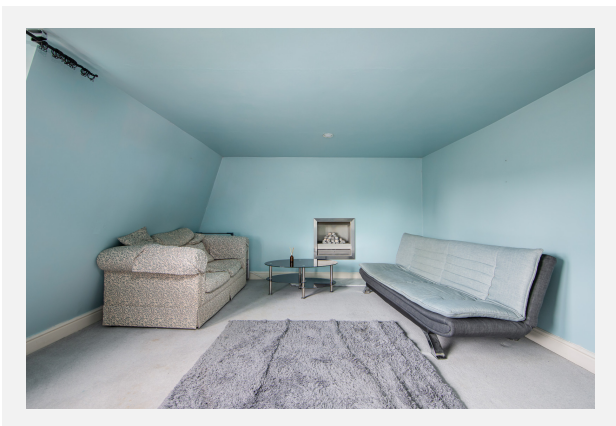
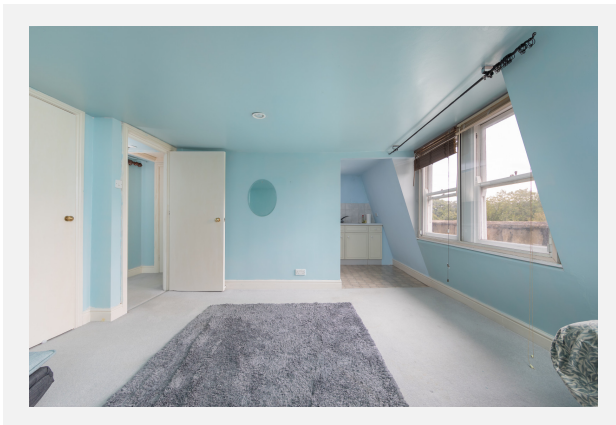
### Mobile Coverage: (based on calls indoors)



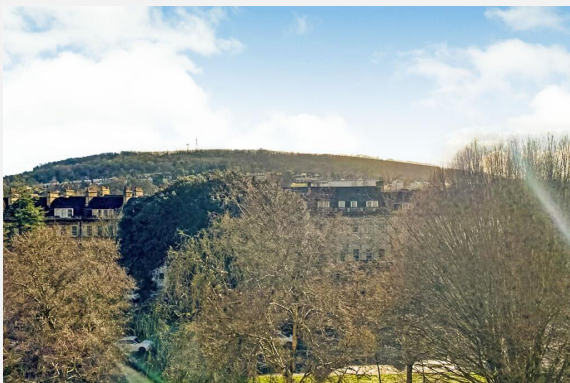
### Satellite/Fibre TV Availability:





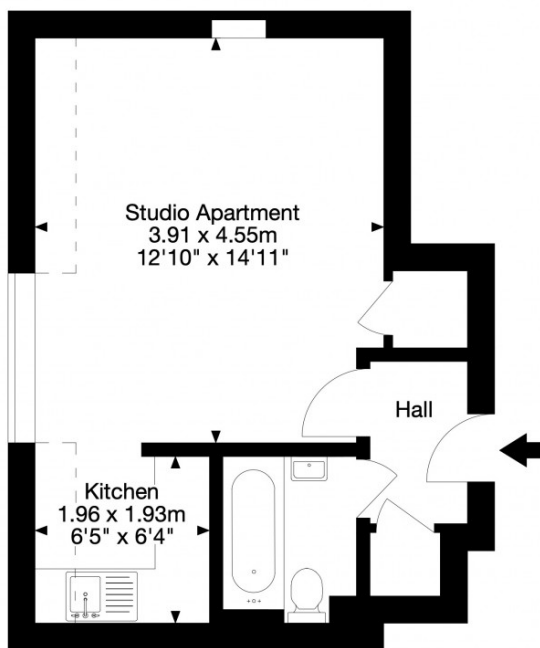






## 5, BEAUFORT EAST, LAMBRIDGE, BATH, BA1

Beaufort East, Bath BA1 6QD  
Gross Internal Area (Approx.)  
29 sq m / 310 sq ft



Third Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



6 Beaufort East, BA1

Energy rating

**C**

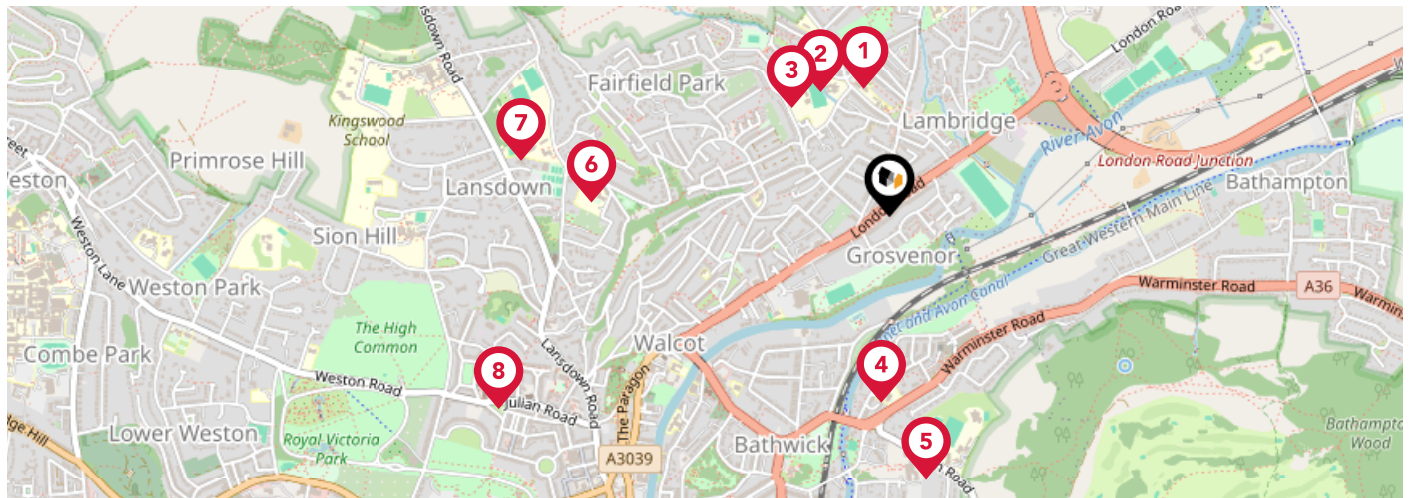
Valid until 10.04.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 69   c  | 80   c    |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

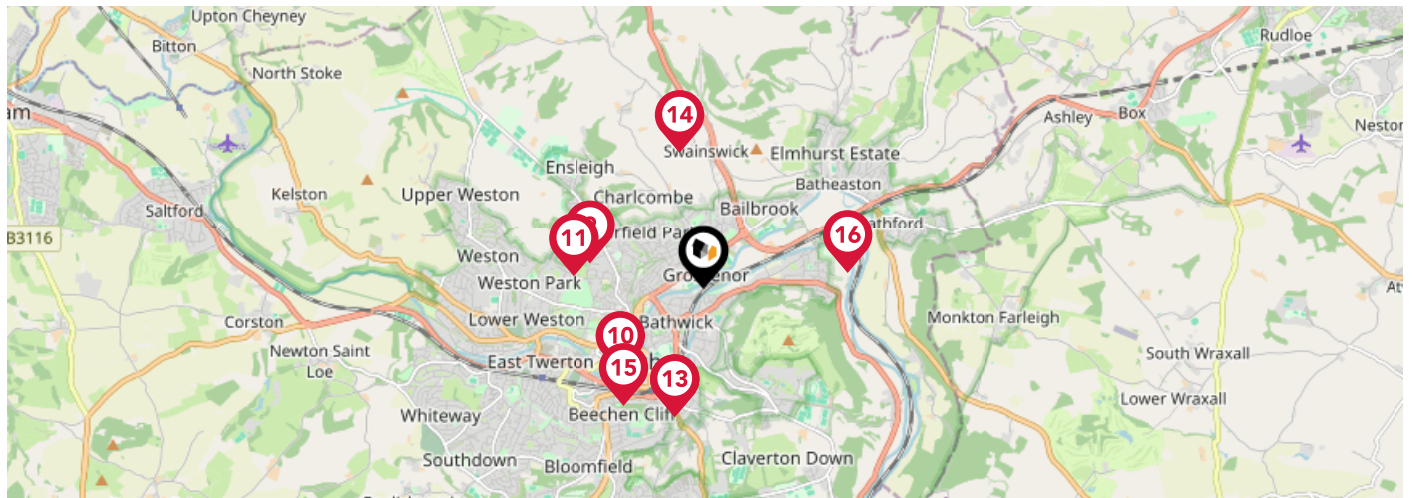
### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Mid-Terrace   |
| <b>Transaction Type:</b>            | Rental (private)  |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                                 |
| <b>Main Gas:</b>                    | Yes   |
| <b>Floor Level:</b>                 | 2nd   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Not defined   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural   |
| <b>Walls:</b>                       | Sandstone or limestone, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor   |
| <b>Roof:</b>                        | (another dwelling above)                                  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                           |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs                      |
| <b>Hot Water System:</b>            | From main system  |
| <b>Hot Water Energy Efficiency:</b> | Very Good   |
| <b>Lighting:</b>                    | Low energy lighting in 62% of fixed outlets               |
| <b>Floors:</b>                      | (another dwelling below)                                  |
| <b>Total Floor Area:</b>            | 48 m <sup>2</sup>   |



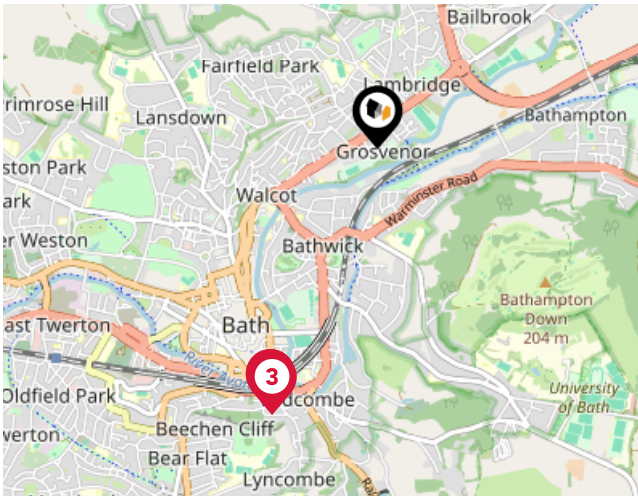


|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Saviours Junior Church School</b><br>Ofsted Rating: Good   Pupils: 233   Distance:0.31      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Saviours Infant Church School</b><br>Ofsted Rating: Good   Pupils: 161   Distance:0.33      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Mark's CofE School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.34                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Bathwick St Mary Church School</b><br>Ofsted Rating: Outstanding   Pupils: 215   Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>King Edward's School</b><br>Ofsted Rating: Not Rated   Pupils: 1110   Distance:0.61            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Stephens Church School</b><br>Ofsted Rating: Good   Pupils: 385   Distance:0.69             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Royal High School GDST</b><br>Ofsted Rating: Not Rated   Pupils: 611   Distance:0.86           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Andrew's Church School</b><br>Ofsted Rating: Good   Pupils: 219   Distance:1.01             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



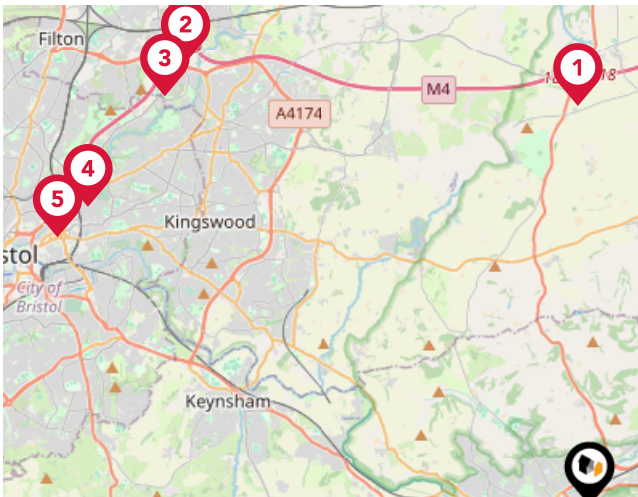
|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Kingswood School</b><br>Ofsted Rating: Not Rated   Pupils: 800   Distance:1.08              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bath Academy</b><br>Ofsted Rating: Not Rated   Pupils: 86   Distance:1.09                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kingswood Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 373   Distance:1.2   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Widcombe Infant School</b><br>Ofsted Rating: Good   Pupils: 182   Distance:1.21             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Widcombe CofE Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 238   Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Swainswick Church School</b><br>Ofsted Rating: Good   Pupils: 78   Distance:1.29            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bath College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.3                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bathamton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 199   Distance:1.35    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





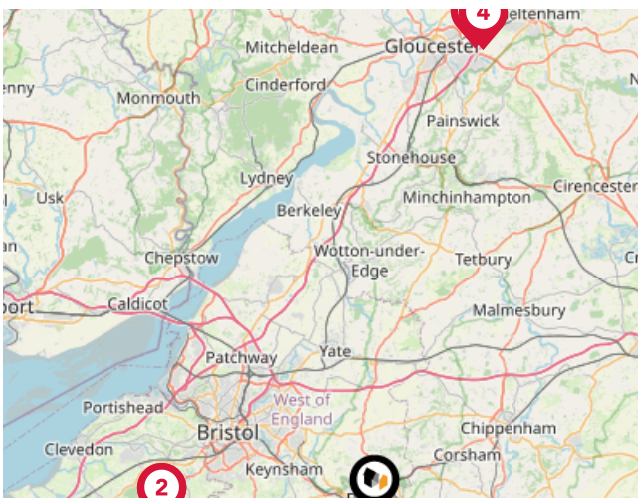
## National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Bath Spa Rail Station | 1.31 miles |
| 2   | Bath Spa Rail Station | 1.31 miles |
| 3   | Bath Spa Rail Station | 1.33 miles |



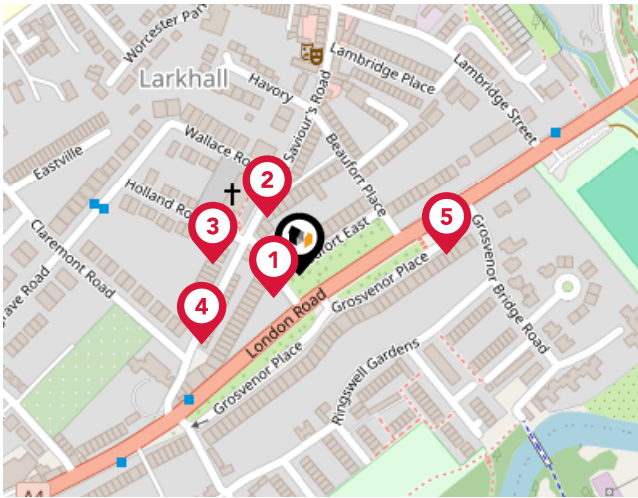
## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J18 | 7.38 miles  |
| 2   | M4 J19 | 11.07 miles |
| 3   | M32 J1 | 10.9 miles  |
| 4   | M32 J2 | 10.79 miles |
| 5   | M32 J3 | 11.01 miles |



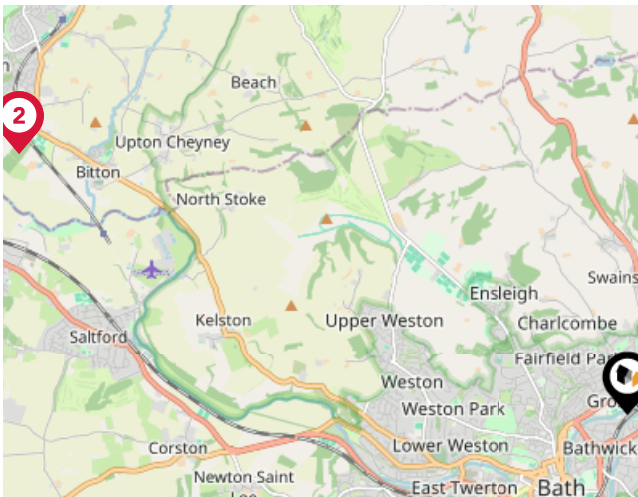
## Airports/HELIPADS

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Bristol Airport               | 15.78 miles |
| 2   | Bristol International Airport | 15.78 miles |
| 3   | Gloucestershire Airport       | 35.42 miles |
| 4   | Gloucestershire Airport       | 35.35 miles |



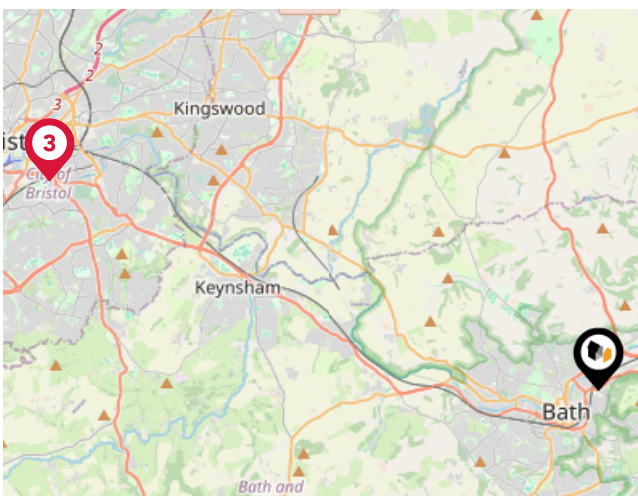
### Bus Stops/Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Beaufort East        | 0.02 miles |
| 2   | St Saviour's Church  | 0.04 miles |
| 3   | St Saviour's Church  | 0.05 miles |
| 4   | St Saviour's Terrace | 0.07 miles |
| 5   | Lambridge            | 0.09 miles |



### Local Connections

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Bitton (Avon Valley Railway) | 6.13 miles |
| 2   | Bitton (Avon Valley Railway) | 6.13 miles |



### Ferry Terminals

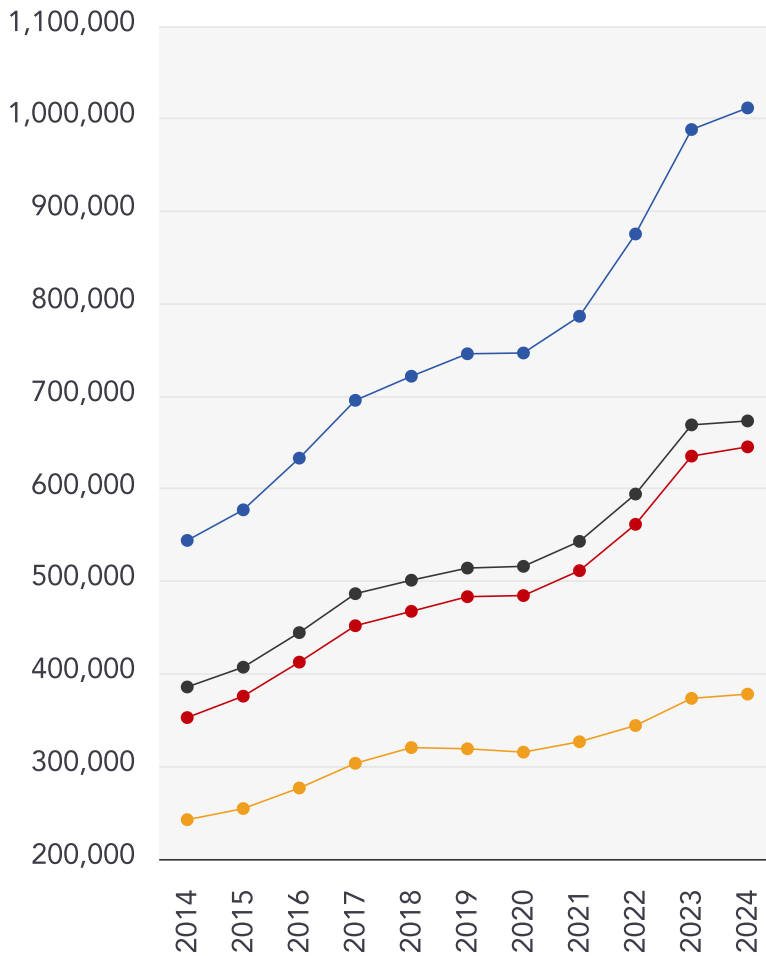
| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Temple Meads Station Ferry Landing | 10.89 miles |
| 2   | Temple Meads Station Ferry Landing | 10.89 miles |
| 3   | Temple Meads Station Ferry Landing | 10.89 miles |

# Market

## House Price Statistics



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



Detached

**+85.88%**

Terraced

**+74.5%**

Semi-Detached

**+82.93%**

Flat

**+56%**



### Martin & Co Bath

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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



I contacted Martin & Co to sell my house, and found them efficient, courteous and very knowledgeable about the state of the market locally and the wider situation in the economy. I liked the face to face approach and the feeling that you're more than just another sale.

### Testimonial 2



We had a move which was really time critical and Bebe was excellent in helping us get what we needed in a new home. She really made us feel like we were cared for as prospective tenants and she completely understood our difficult situation and pulled out all the stops to help us. We would definitely rent with these guys in the future and will be recommending them to anyone who asks us!

### Testimonial 3



Professional, very helpful and friendly staff.



/martincouk



/martincouk



/martinco\_uk/



/company/martin-&-co-/

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## Important - Please Read

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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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