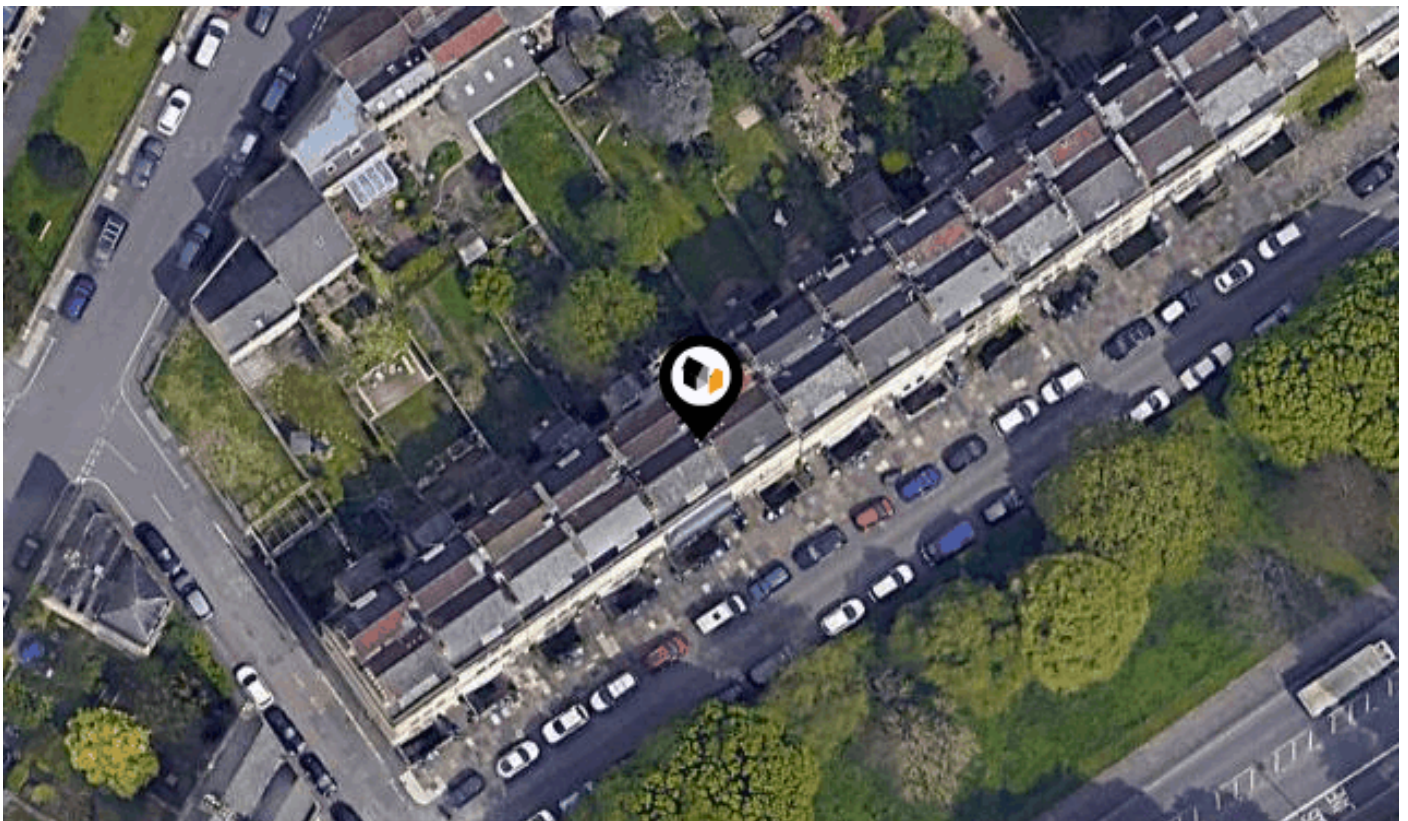




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04<sup>th</sup> November 2024



## 6, BEAUFORT EAST, LAMBRIDGE, BATH, BA1

Asking Price : £185,000

### Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

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

### LEASEHOLD STUDIO FLAT

Grade two listed building / Top floor Studio (third floor )  
Studio area with views/ Kitchen Area  
Fully tiled Bathroom/ Storage  
Long Lease over 900 years/ Ideal for local bus routes  
Close to Larkhall shops/ Ideal for local Parks

#### Property Description

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.

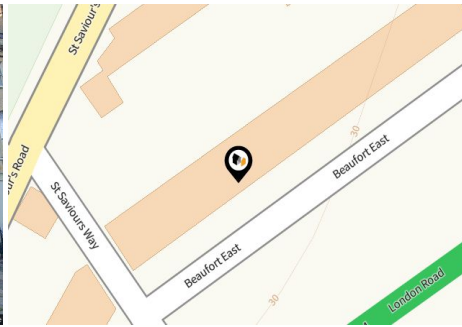
The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington. As you enter the property there is a communal entrance with stairs leading to the three floors.

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 Date : 4 April 1986 Term : 999 years from 25 December 1985  
Ground Rent : £25 Per annum / Service Charge £375.00 Per Annum



## Property

<b>Type:</b>	Flat / Maisonette	<b>Asking Price:</b>	£185,000
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	570 ft <sup>2</sup> / 53 m <sup>2</sup>		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,676		

## 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> mb/s	<b>48</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



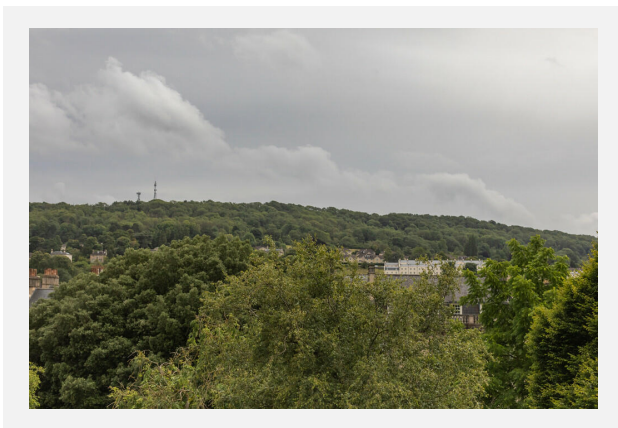
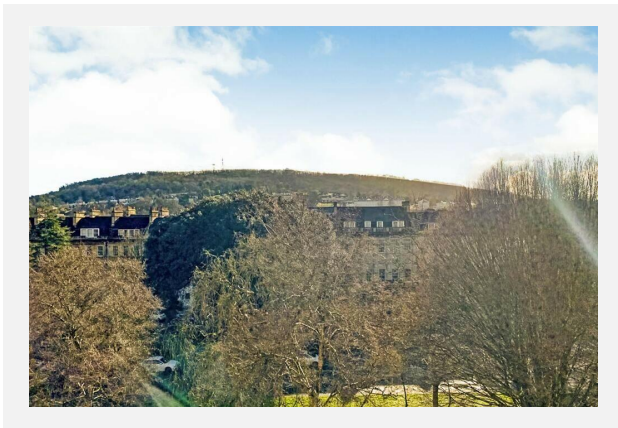
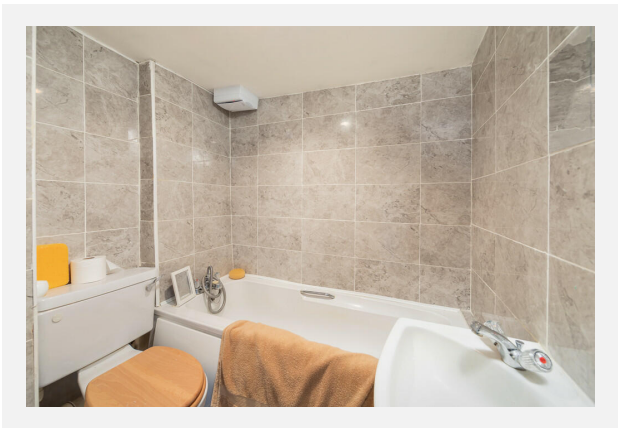
Planning records for: *6, Beaufort East, Lambridge, Bath, BA1*

<b>Reference - 96/00403/LBA</b>	
<b>Decision:</b>	Approve
<b>Date:</b>	27th September 1996
<b>Description:</b>	Internal alterations



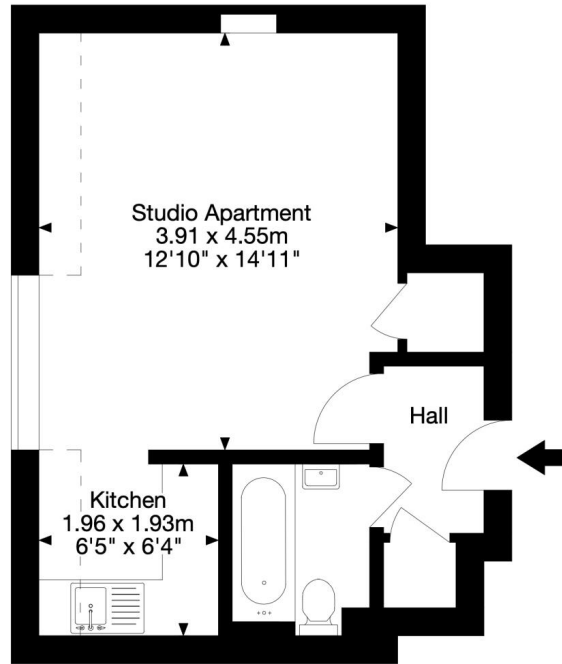






## 6, BEAUFORT EAST, LAMBRIDGE, BATH, BA1

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, Lambridge, BA1

Energy rating

**D**

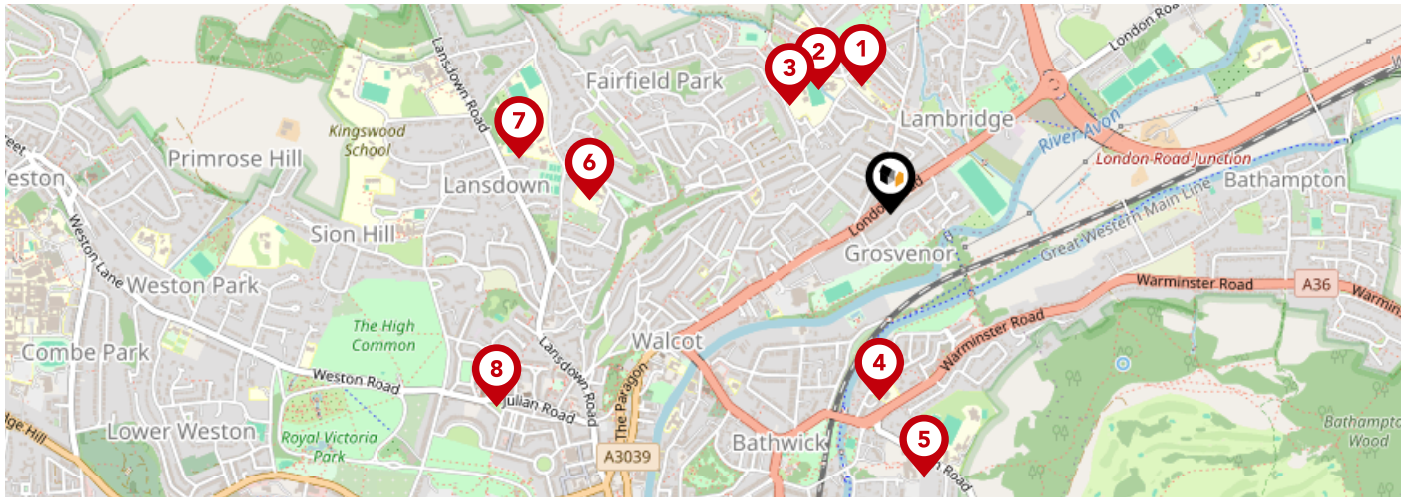
Valid until 18.06.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   C
55-68	<b>D</b>	66   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

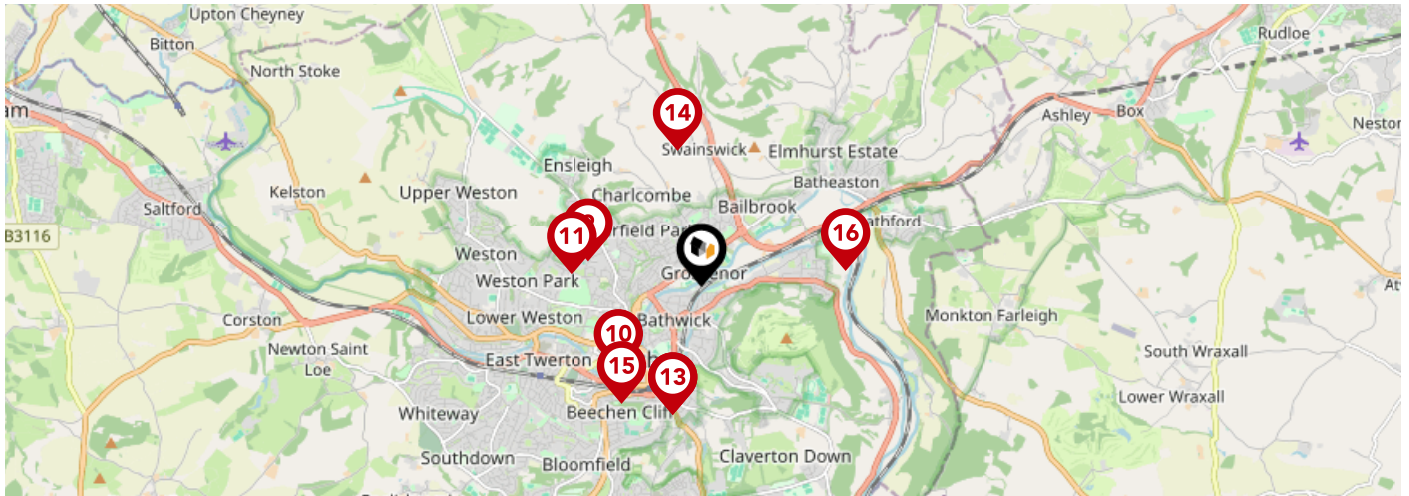


### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	03
<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>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	53 m <sup>2</sup>

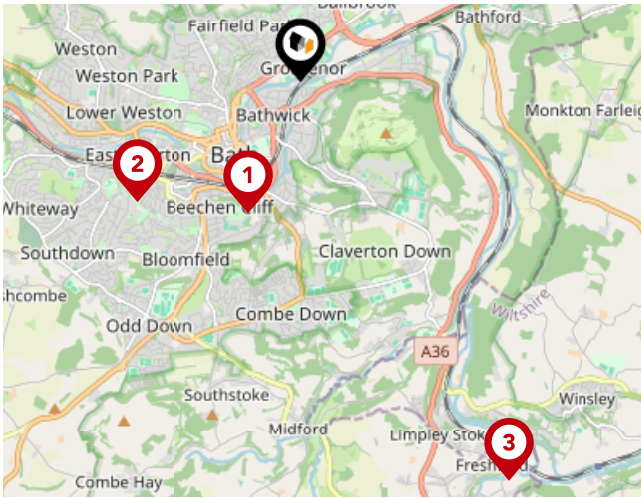


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 148   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> Ofsted Rating: Good   Pupils: 235   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> Ofsted Rating: Good   Pupils: 220   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> Ofsted Rating: Not Rated   Pupils: 1185   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> Ofsted Rating: Good   Pupils: 348   Distance:0.7	<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> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.87	<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> Ofsted Rating: Good   Pupils: 232   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



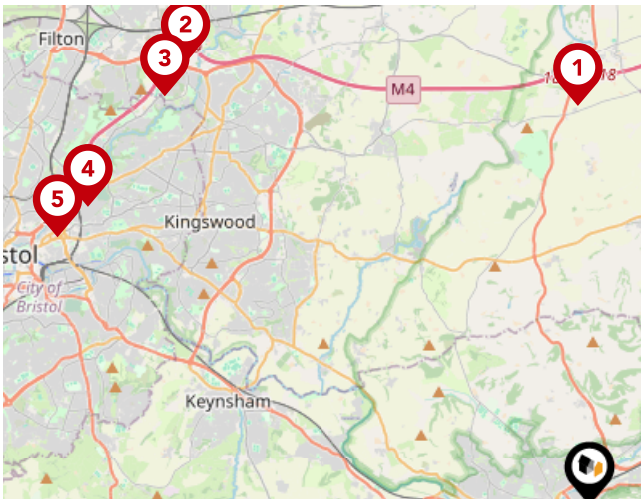
		Nursery	Primary	Secondary	College	Private
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathampton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.34	<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	Oldfield Park Rail Station	1.88 miles
3	Freshford Rail Station	4.16 miles



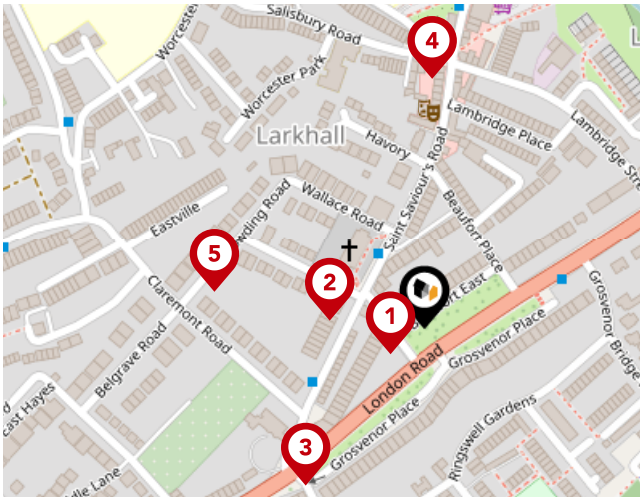
## Trunk Roads/Motorways

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	11.02 miles



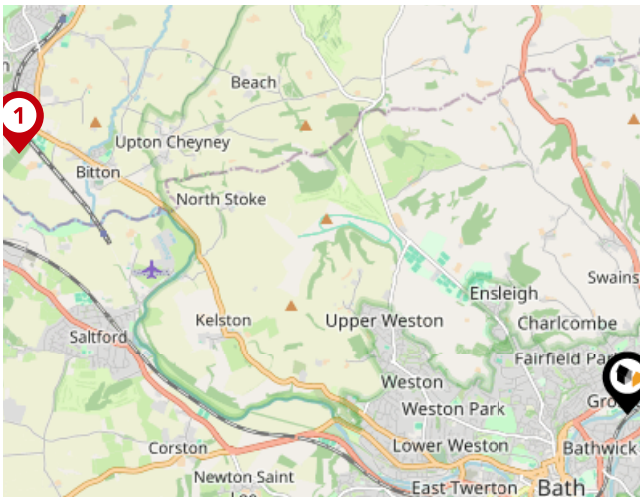
## Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.78 miles
2	Felton	15.78 miles
3	Staverton	35.42 miles
4	Cardiff Airport	42.87 miles



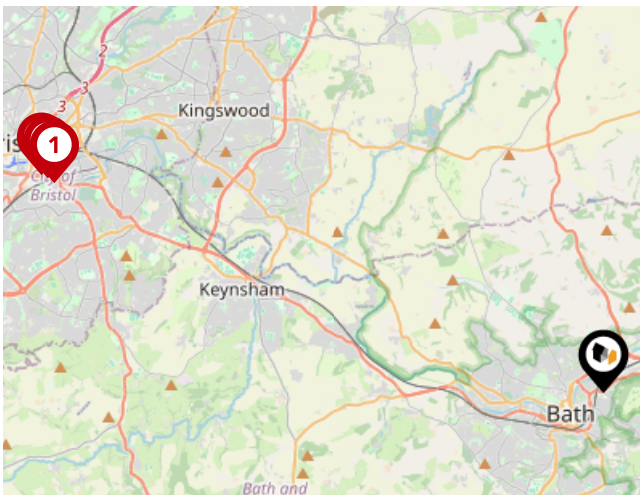
### Bus Stops/Stations

Pin	Name	Distance
1	Beaufort East	0.02 miles
2	St Saviour's Church	0.05 miles
3	Balustrade	0.11 miles
4	Larkhall Square	0.14 miles
5	Holland Road	0.12 miles



### Local Connections

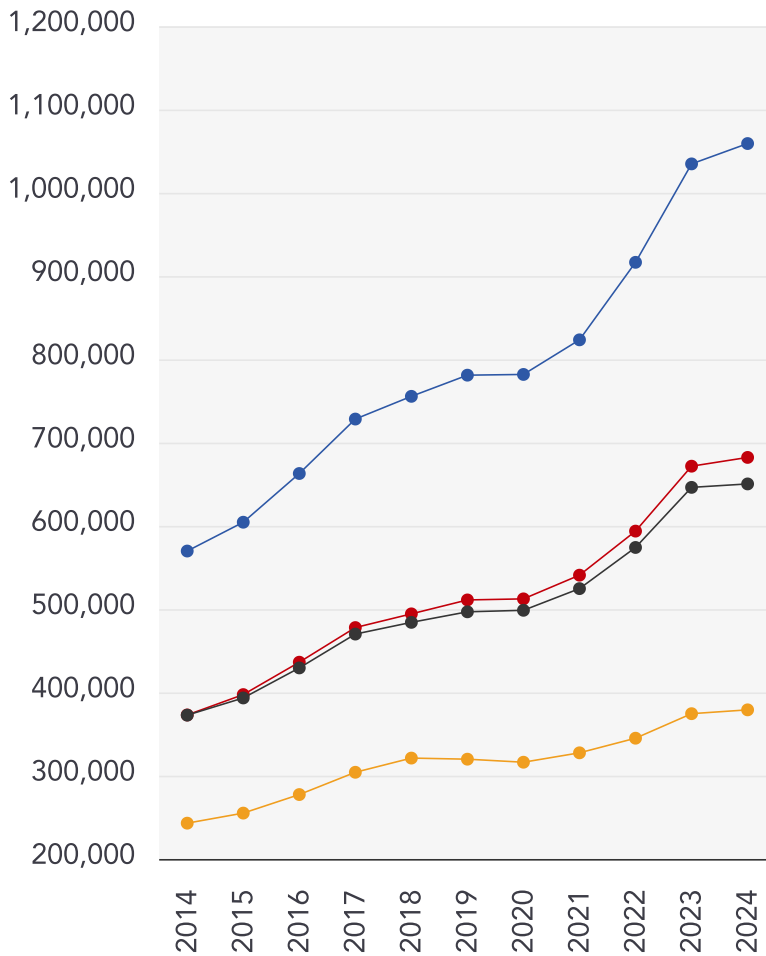
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.89 miles
2	Temple Bridge (Bristol) Ferry Landing	11.02 miles
3	St Philip's Bridge	11.15 miles

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



Detached

**+85.88%**

Semi-Detached

**+82.93%**

Terraced

**+74.5%**

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



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

### Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

### Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



/martincouk



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# Martin & Co Bath

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