

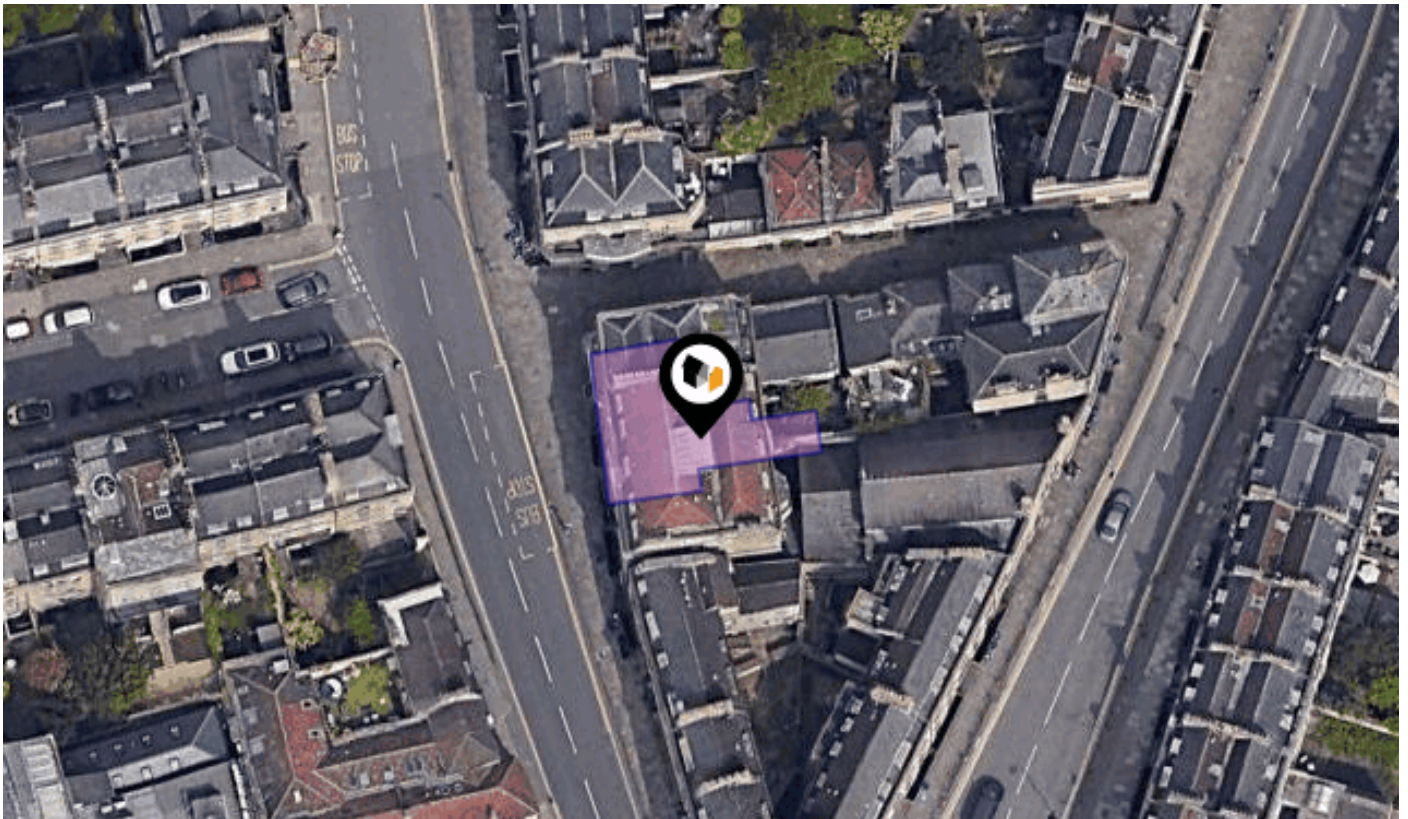


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd September 2024



FOUNTAIN HOUSE 9-11, FOUNTAIN BUILDINGS, BATH, BA1

Price Guide : £285,000

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

SHARE OF FREEHOLD - NO CHAIN

Martin and Co Bath Residential Sales are pleased to offer this central 2 double bedroom apartment for sale with no onward chain and a Share of Freehold. The apartment has been let for a number years and would be a great investment property or first time buy. The property has an imposing communal entrance with lift or stair access to the 1st floor apartment.

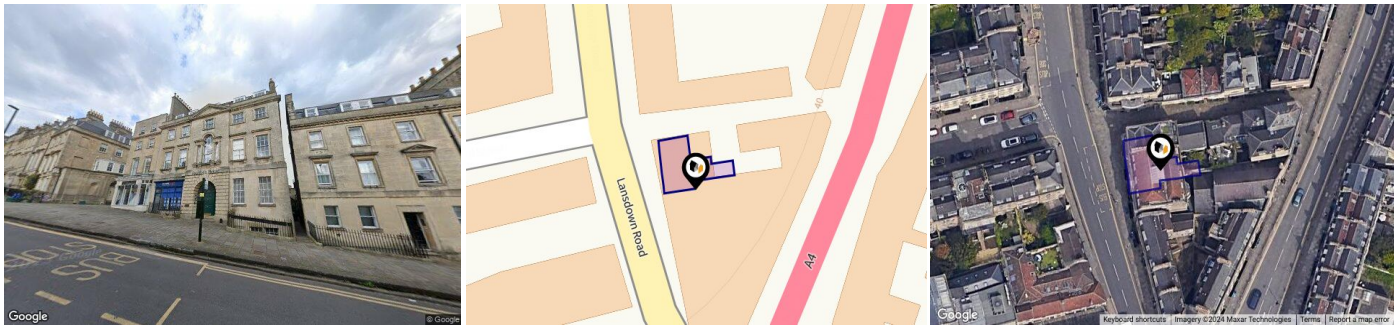
As you enter the apartment, the entrance hall leads into the Reception/Dining area with two large Georgian style sash windows allowing in natural light, and period features. The archway leads to a separate area with kitchen, 2 bedrooms and bathroom. The kitchen has fitted units, white goods and a large window with a view towards Alfred Street. Bedroom 1 has a dual-aspect orientation, and bedroom 2 has a large window and a fitted cupboard.

Completing the accommodation is a bathroom with shower over bath and shower screen. The apartment benefits from period features, secondary glazing and has attractive views of nearby Georgian properties, emphasising that you are Bath City Centre.

If you fancy a stroll then you can enjoy the excellent shopping, with main high street retailers and boutique outlets and of course. There are many bars, pubs, restaurants and some amazing architecture including the Circus, Pulteney Bridge and The Royal Crescent which is simply outstanding, so take in what Bath has to offer. You are only a short walk to Bath Abbey, The Roman Baths, and Bath Spa Train Station with service locally, Bristol and London Paddington.

Service charge - £3456.00 Per annum. This charge is the maintenance of the Lift, Building insurance, up keep of the communal areas.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.



Property

Type:	Flat / Maisonette	Price Guide:	£285,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	592 ft ² / 55 m ²	Start Date:	07/11/1999
Plot Area:	0.04 acres	End Date:	31/08/2980
Year Built :	Before 1900	Lease Term:	999 years from 31 August 1981
Council Tax :	Band D	Term Remaining:	956 years
Annual Estimate:	£2,155		
Title Number:	ST181011		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	100 mb/s	- mb/s

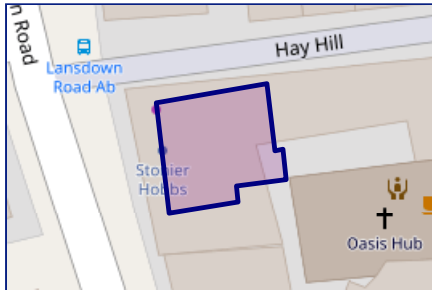
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

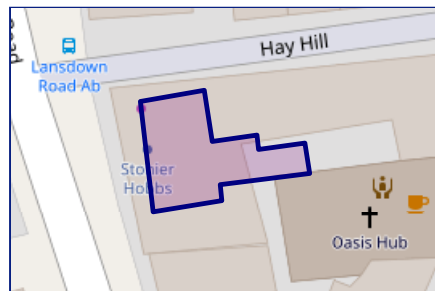


Freehold Title Plan



AV49276

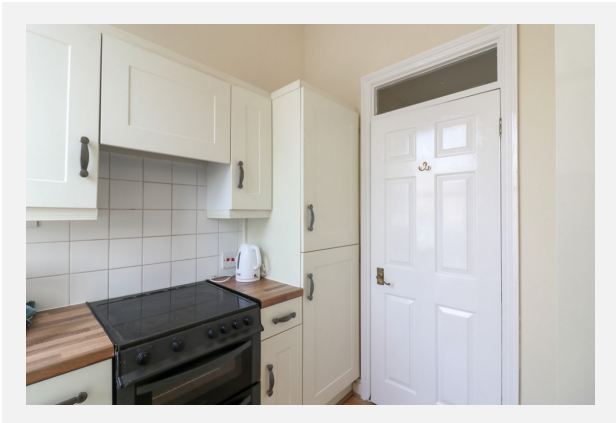
Leasehold Title Plan

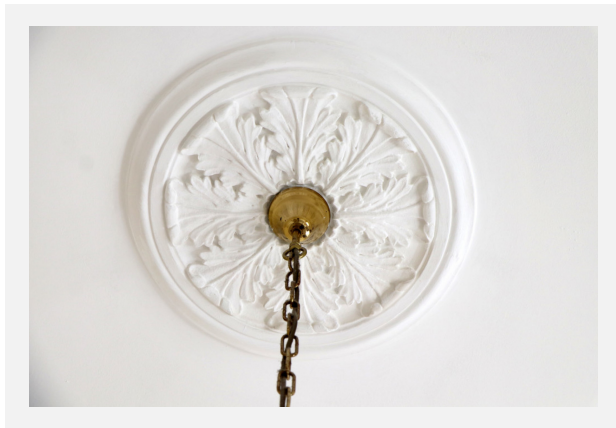


ST181011

Start Date: 07/11/1999
End Date: 31/08/2980
Lease Term: 999 years from 31 August 1981
Term Remaining: 956 years







FOUNTAIN HOUSE 9-11, FOUNTAIN BUILDINGS, BATH, BA1

Approximate Gross Internal Area
56.0 sq m / 602.77 sq ft

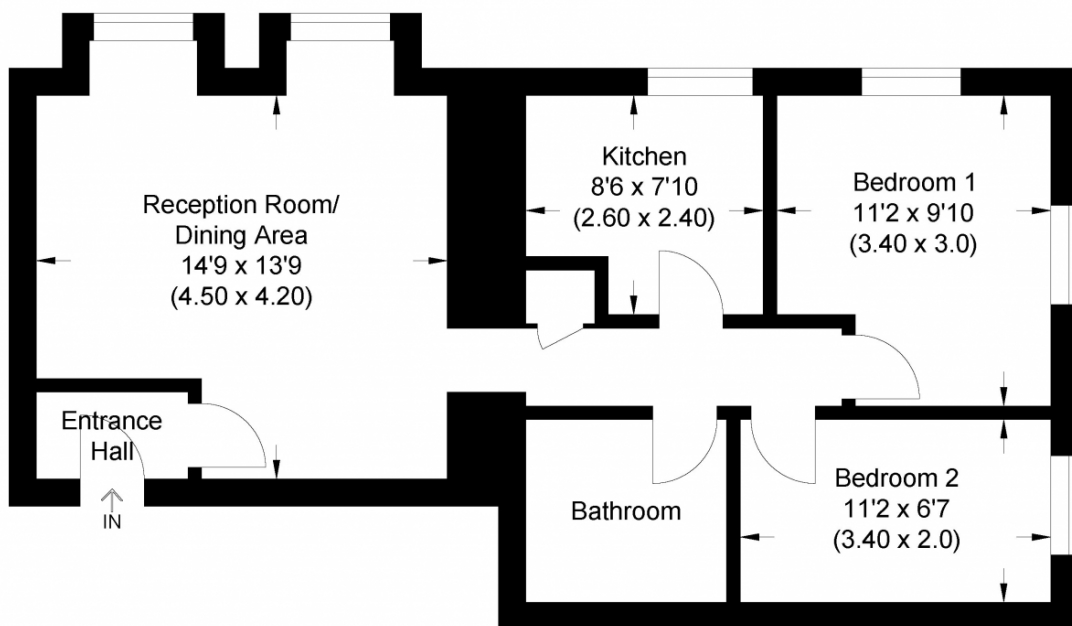


Illustration for identification purposes only, measurements are approximate, not to scale.

Fountain House, 9-11, Fountain Buildings, BA1

Energy rating

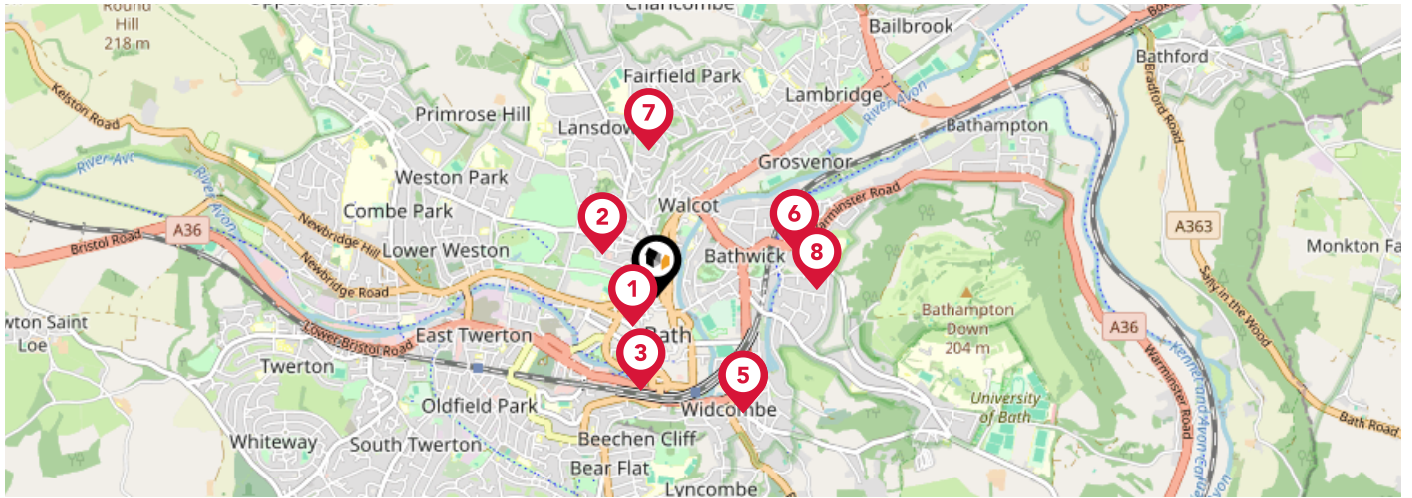
E

Valid until 20.06.2028

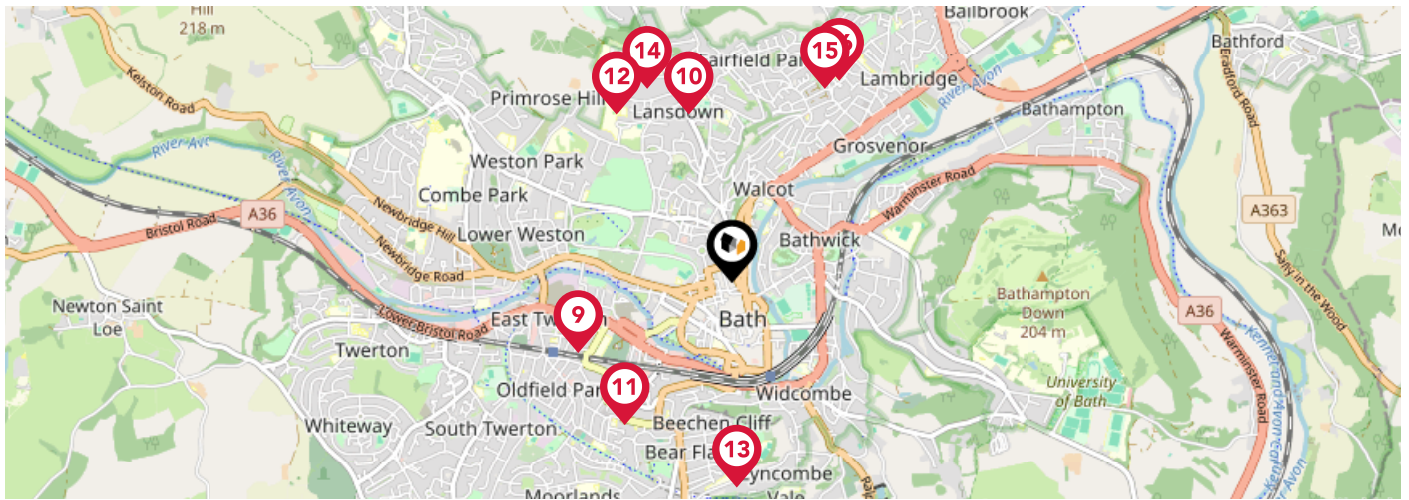
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	42 E	
21-38	F		
1-20	G		

Additional EPC Data

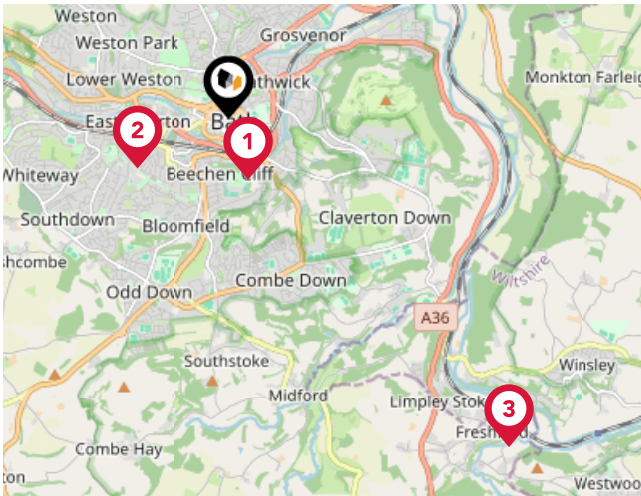
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	55 m ²



		Nursery	Primary	Secondary	College	Private
1	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

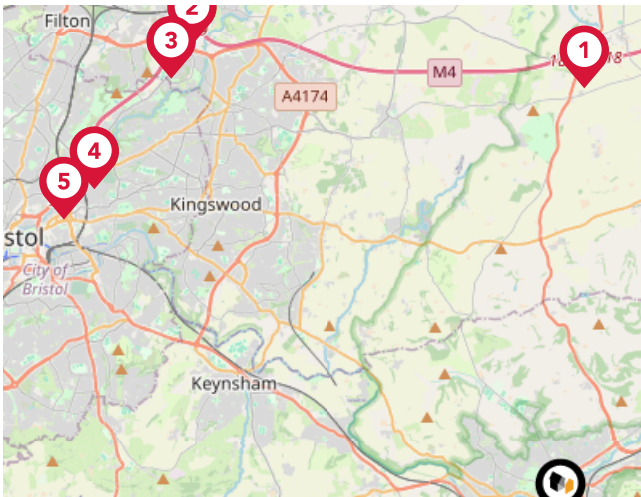


		Nursery	Primary	Secondary	College	Private
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:1.06	<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	0.59 miles
2	Oldfield Park Rail Station	0.97 miles
3	Freshford Rail Station	3.99 miles



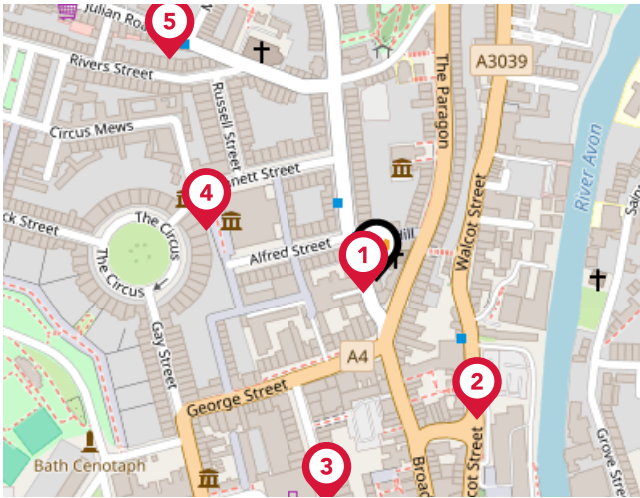
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.03 miles
2	M4 J19	11.14 miles
3	M32 J1	10.92 miles
4	M32 J2	10.59 miles
5	M32 J3	10.75 miles



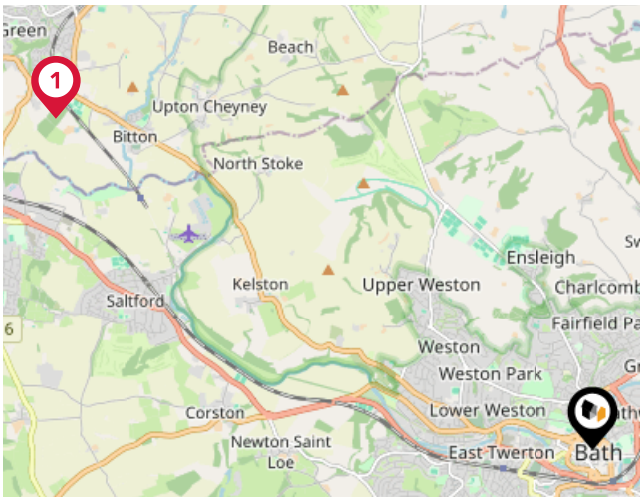
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.11 miles
2	Felton	15.11 miles
3	Staverton	36.19 miles
4	Cardiff Airport	42.22 miles



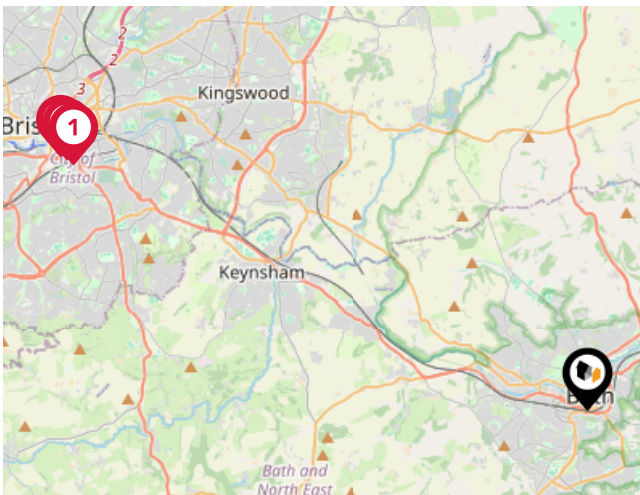
Bus Stops/Stations

Pin	Name	Distance
1	Alfred Street	0.01 miles
2	Hilton Hotel	0.1 miles
3	Milsom Street	0.13 miles
4	Assembly Rooms	0.1 miles
5	Morford Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.85 miles



Ferry Terminals

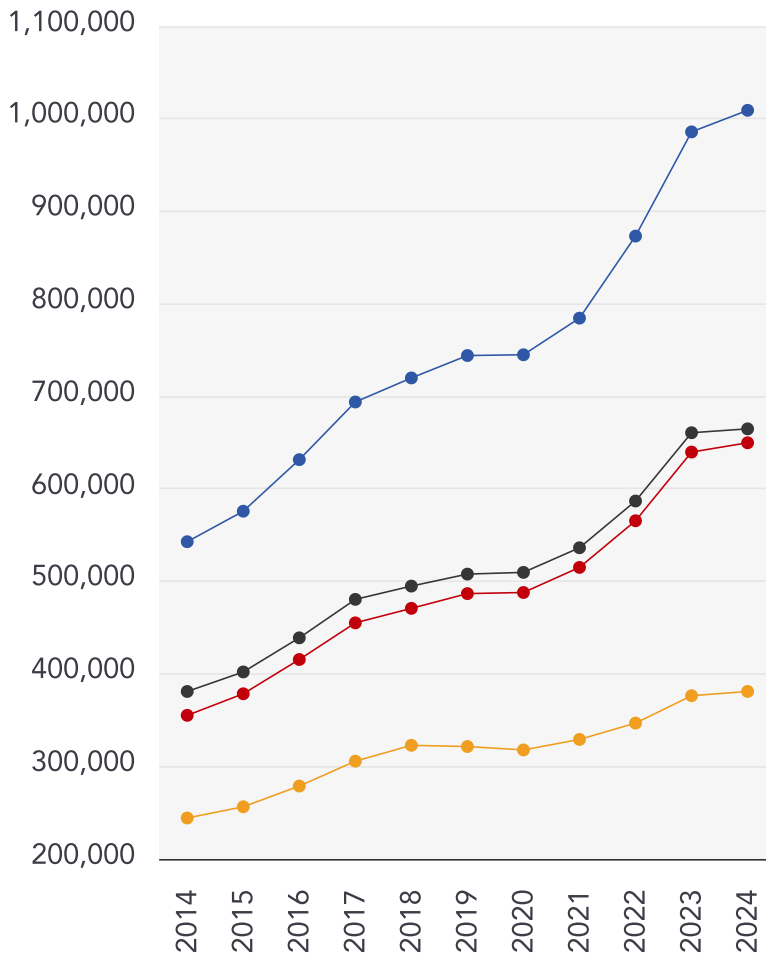
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.54 miles
2	Temple Bridge (Bristol) Ferry Landing	10.67 miles
3	St Philip's Bridge	10.8 miles

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

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.



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Martin & Co Bath

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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

