

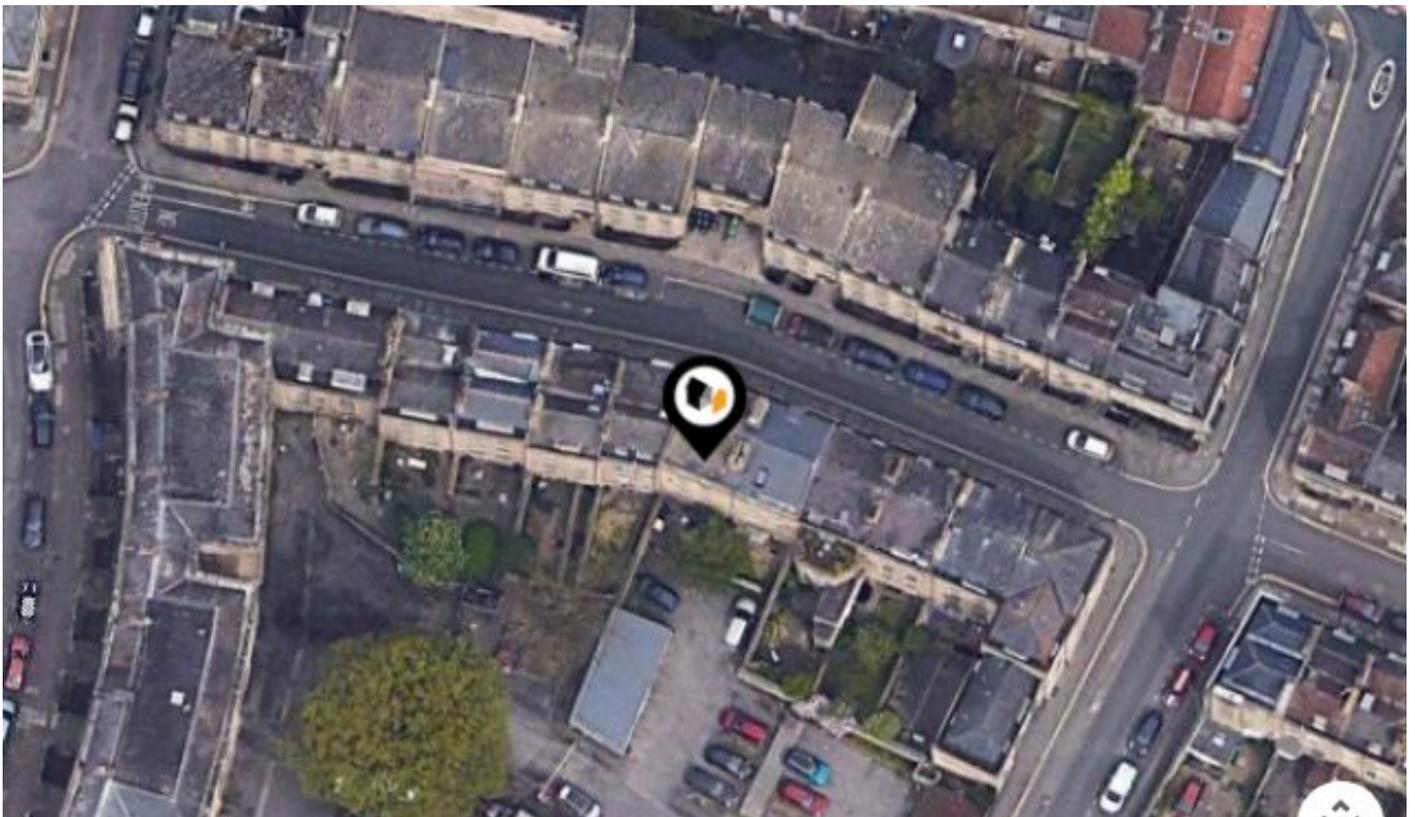


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



22, GREAT STANHOPE STREET, KINGSMEAD, BATH, BA1

Asking Price : £235,000

Martin & Co Bath

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www.martinco.com/estate-agents-and-letting-agents/branch/bath

Martin & Co Bath are offering for this sale this well-maintained Grade Two Listed, top floor city apartment for sale with no onward chain and with some outstanding views. This property would suit a first-time buyer or investment landlord due to its proximity to the centre of Bath.

To the left-hand side of the communal front door there is a security entrance phone and once inside there is a communal hallway with stairs leading to the 3rd floor. From the entrance hallway to the left -hand side is the sitting room which has a South facing window with extensive views overlooking the rear of the property.

There is a TV point, wall mounted radiator, space for a table, a large sofa complex and carpet covered flooring. The kitchen comprises of a rear aspect window again South facing with views. There is a single drainer sink unit with mixer taps along with white eye level and base units providing storage. There is a 4-ring gas hob and oven with an overhead extractor fan, built in Fridge and washing machine, laminated work top surfaces, spotlights, and new flooring.

The double bedroom has a front aspect window along with a space for upright and freestanding wardrobe and desk, a radiator and carpet covered flooring. The bathroom has an enclosed panelled bath with mixer taps, an electric shower, shower rail and curtain. There is a pedestal wash hand basin, radiator, and tiled walls and a new flooring. This property also has a separate low-level WC which is to the right of the entrance hallway.

Parking for this property is permit parking and on a first come first served basis and there are also visitor permits available.

This lovely property is located in a highly convenient position within a few minutes' walk of the City Centre, Queen's Square with even closer amenities available in Green Park Station including restaurants, galleries, Sainsbury's supermarket, the open spaces at Norfolk Crescent and Victoria Park. If you fancy stroll, then take advantage of the Riverside footpath which will take towards the city centre and Pulteney Weir or if you are keen cyclist you take the cycle path to Bristol.

As a UNESCO World Heritage Site, the city is well known for its architecture and history, as well as offering a wide range of cultural and leisure amenities. Which include the Thermae Spa, shops, restaurants, sports facilities, bars and the Theatre Royal/ The Forum, Bath Spa railway station (within walking distance from this property) provides high speed links to London Paddington/ Bristol Temple Meads and the West Country rail network. If you need motorway access to the M4 motorway is on junction 18.

All viewings are by appointment only through Martin & Co Bath Residential Sales.

Agents notes

Please note that this property is currently rented and the tenancy ends 14th August 2025. This property can not be used as a short term holiday let or Airbnb. The Service Charge £127.63 per month. Upkeep of communal areas is shared between four apartments.



Property

Type:	Flat / Maisonette	Asking Price:	£235,000
Bedrooms:	1		
Floor Area:	419 ft ² / 39 m ²		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,762		

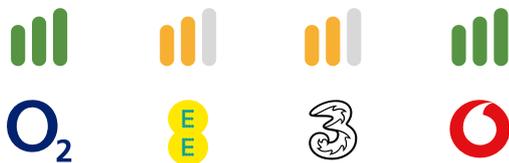
Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

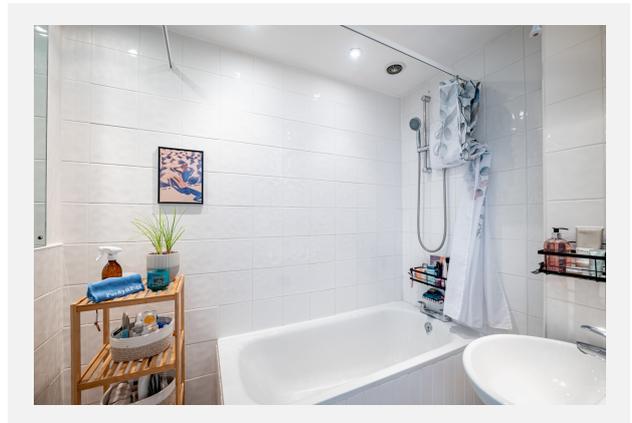
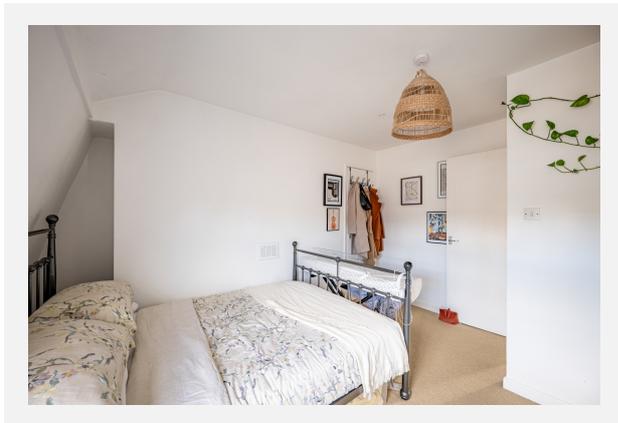
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

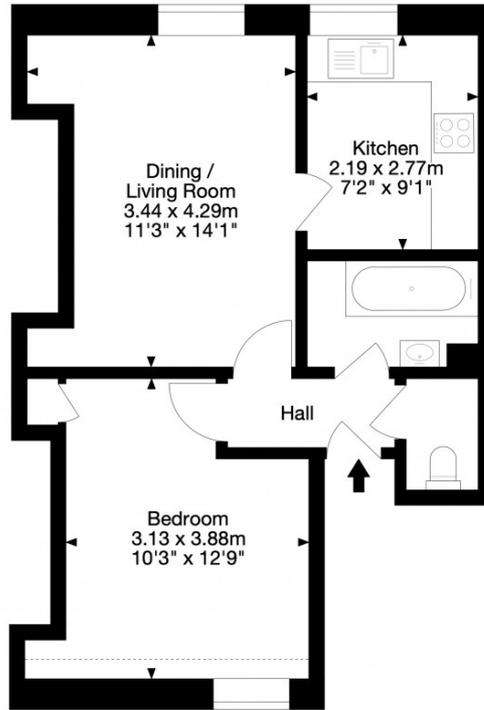






22, GREAT STANHOPE STREET, KINGSMEAD, BATH, BA1

Great Stanhope Street, Bath BA1 2BQ
Gross Internal Area (Approx.)
39 sq m / 419 sq ft



Third Floor

© Capture Property Marketing 2025. Drawn to FICS 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.

22 Great Stanhope Street, Kingsmead, BA1

Energy rating

C

Valid until 06.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

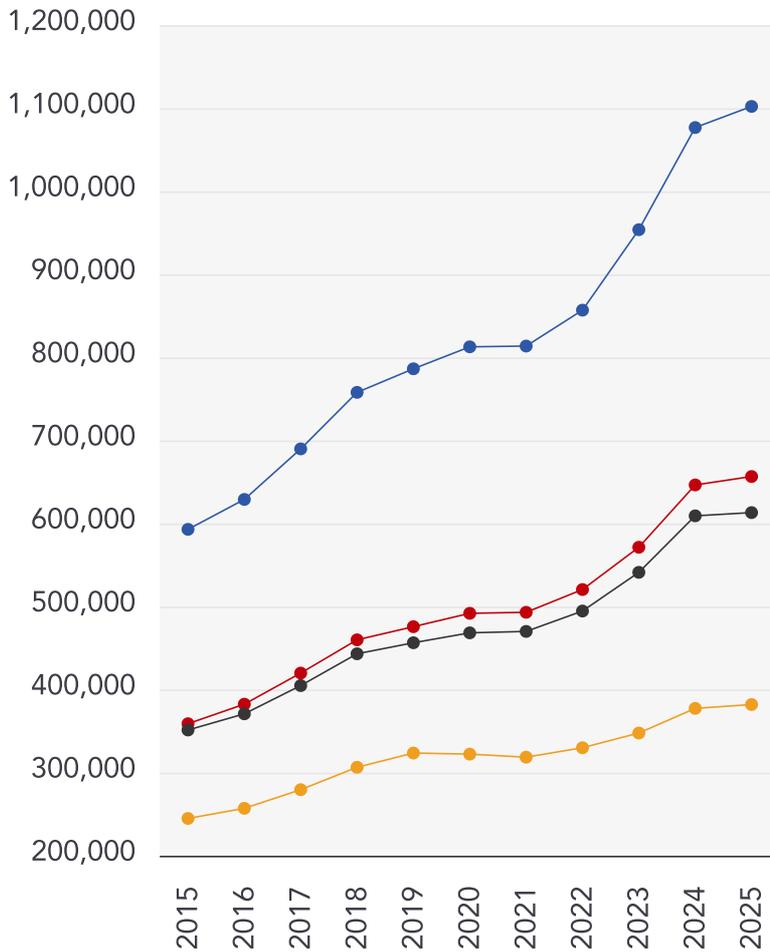
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	04
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	39 m ²

Market

House Price Statistics



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



Detached

+85.88%

Semi-Detached

+82.93%

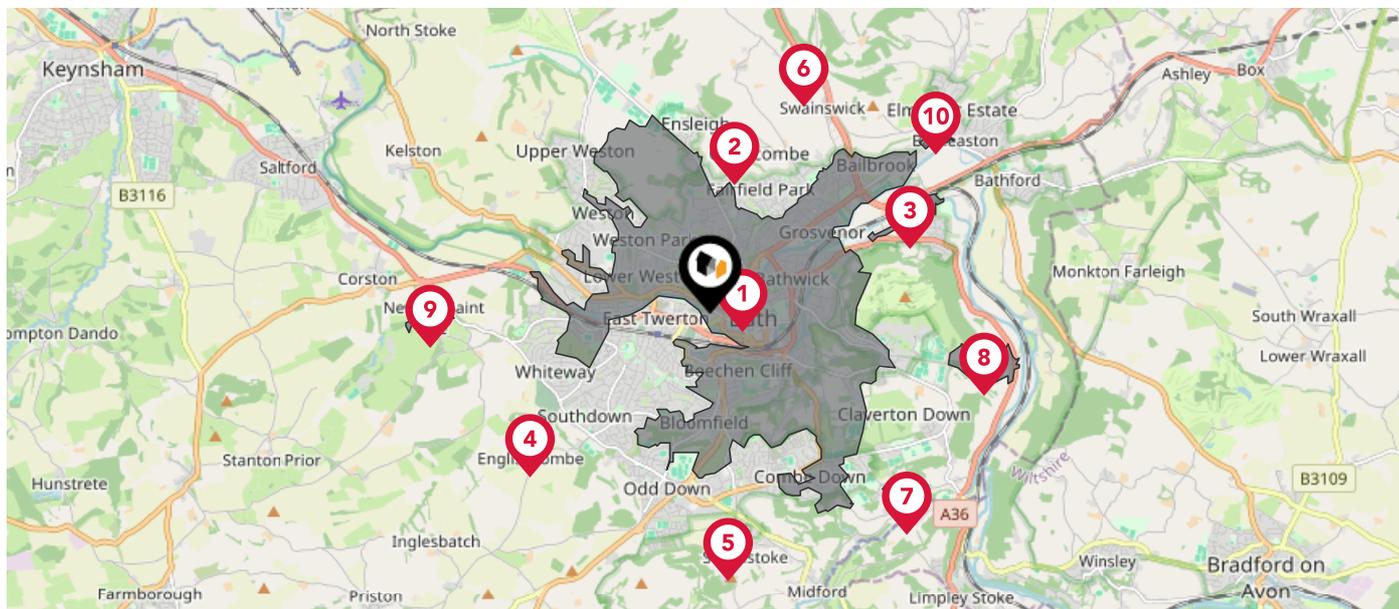
Terraced

+74.5%

Flat

+56%

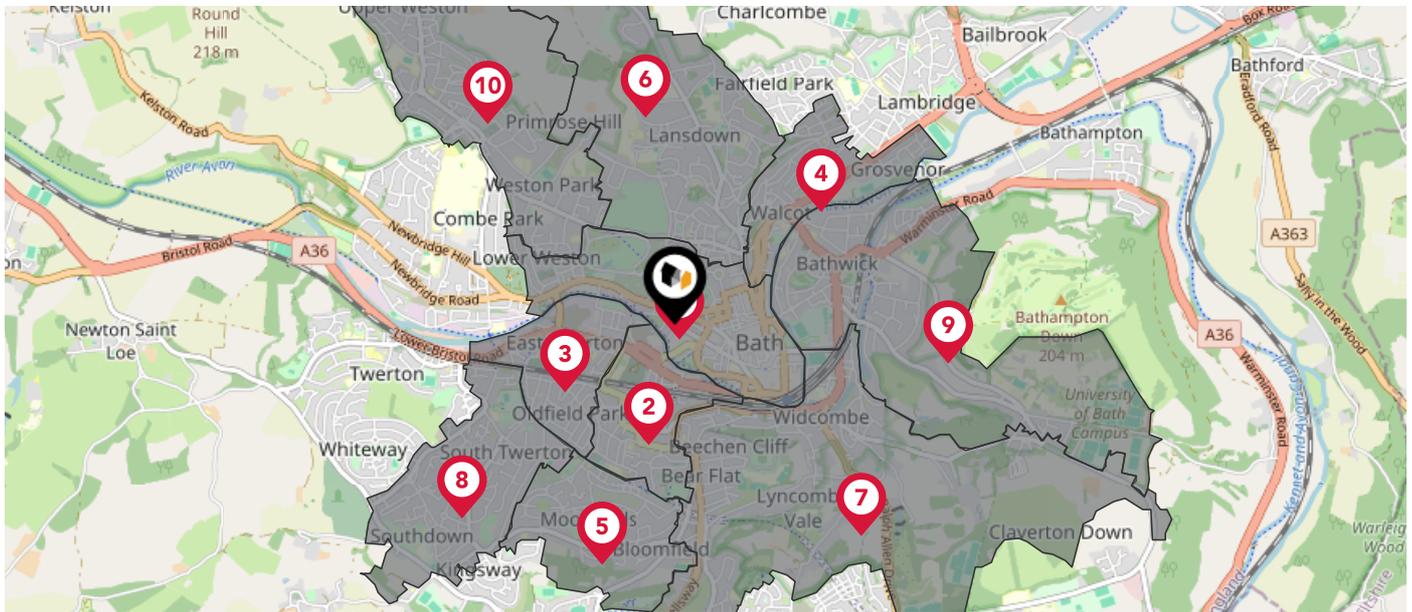
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Bath
- 2 Charlcombe
- 3 Bathampton
- 4 Englishcombe
- 5 Southstoke
- 6 Upper Swainswick
- 7 Monkton Combe
- 8 Claverton
- 9 Newton St Loe
- 10 Batheaston

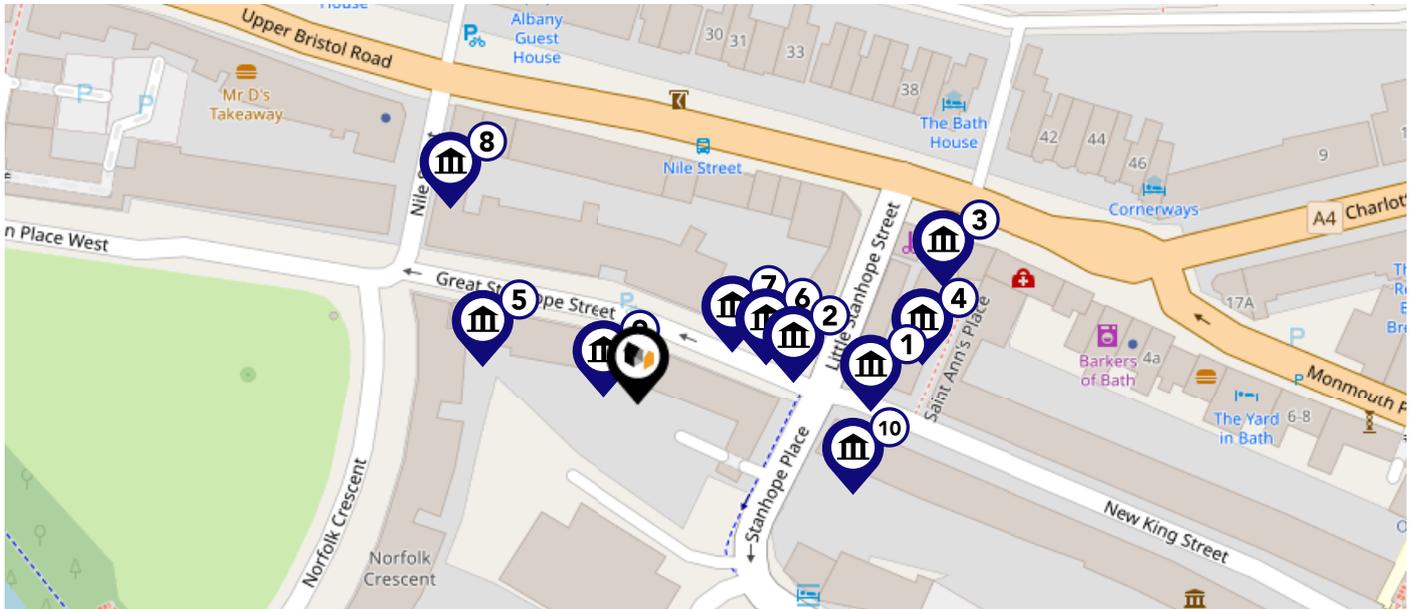
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



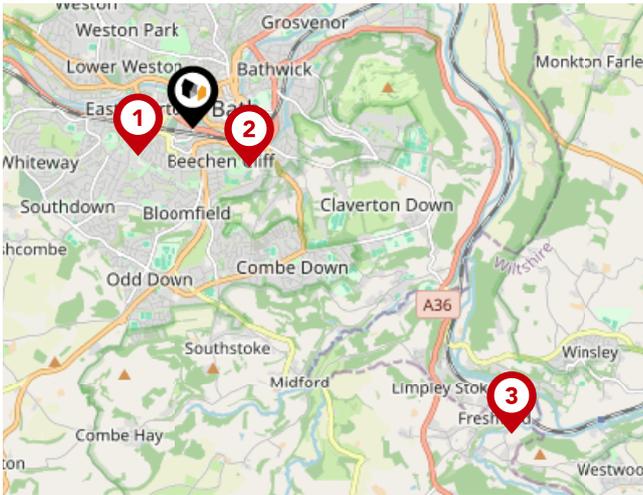
Nearby Council Wards

-  Kingsmead Ward
-  Oldfield Park Ward
-  Westmoreland Ward
-  Walcot Ward
-  Moorlands Ward
-  Lansdown Ward
-  Widcombe & Lyncombe Ward
-  Southdown Ward
-  Bathwick Ward
-  Weston Ward

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

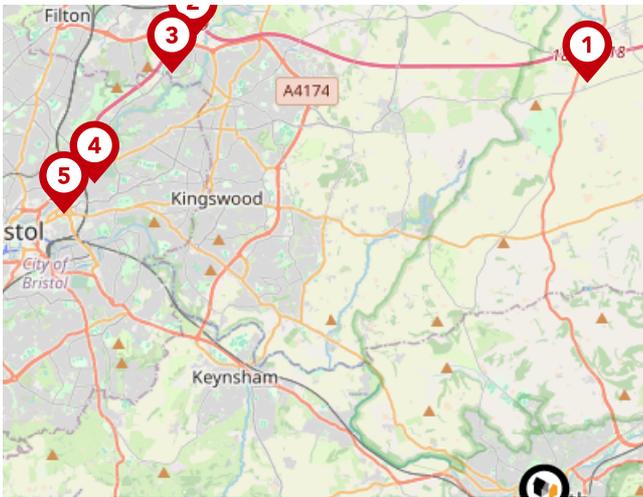


Listed Buildings in the local district		Grade	Distance
	1396287 - 35, 36 And 36a, New King Street	Grade II	0.0 miles
	1396244 - No. 1 With Railings	Grade II	0.0 miles
	1396040 - 9, Monmouth Place	Grade II	0.0 miles
	1394820 - 2, 3 And 4, St Ann's Place	Grade II	0.0 miles
	1396249 - No. 17 With Railings	Grade II	0.0 miles
	1396246 - No. 2 With Railings	Grade II	0.0 miles
	1396248 - Nos. 3 And 4 With Railings	Grade II	0.0 miles
	1395730 - Monmouth Hotel	Grade II	0.0 miles
	1396252 - No. 21 With Railings	Grade II	0.0 miles
	1396285 - Nos. 32, 33 And 34 And Attached Railings	Grade II	0.0 miles



National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	0.58 miles
2	Bath Spa Rail Station	0.63 miles
3	Freshford Rail Station	4.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.26 miles
2	M4 J19	11.1 miles
3	M32 J1	10.85 miles
4	M32 J2	10.43 miles
5	M32 J3	10.57 miles



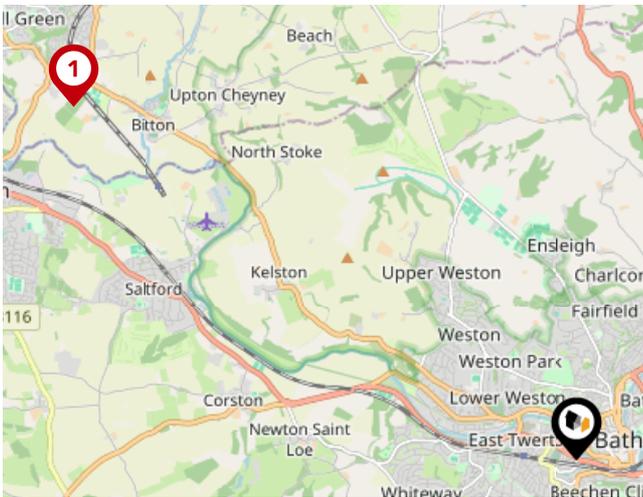
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	14.77 miles
2	Felton	14.77 miles
3	Staverton	36.47 miles
4	Cardiff Airport	41.89 miles



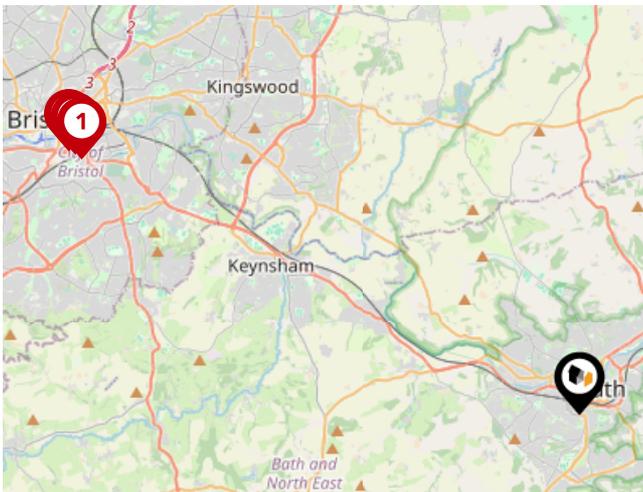
Bus Stops/Stations

Pin	Name	Distance
1	Nile Street	0.03 miles
2	James Street West	0.1 miles
3	Nile Street	0.12 miles
4	Midland Bridge Road	0.14 miles
5	Monmouth Place	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.68 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.32 miles
2	Temple Bridge (Bristol) Ferry Landing	10.45 miles
3	St Philip's Bridge	10.59 miles



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



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.



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Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Martin & Co Bath

Data Quality

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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