

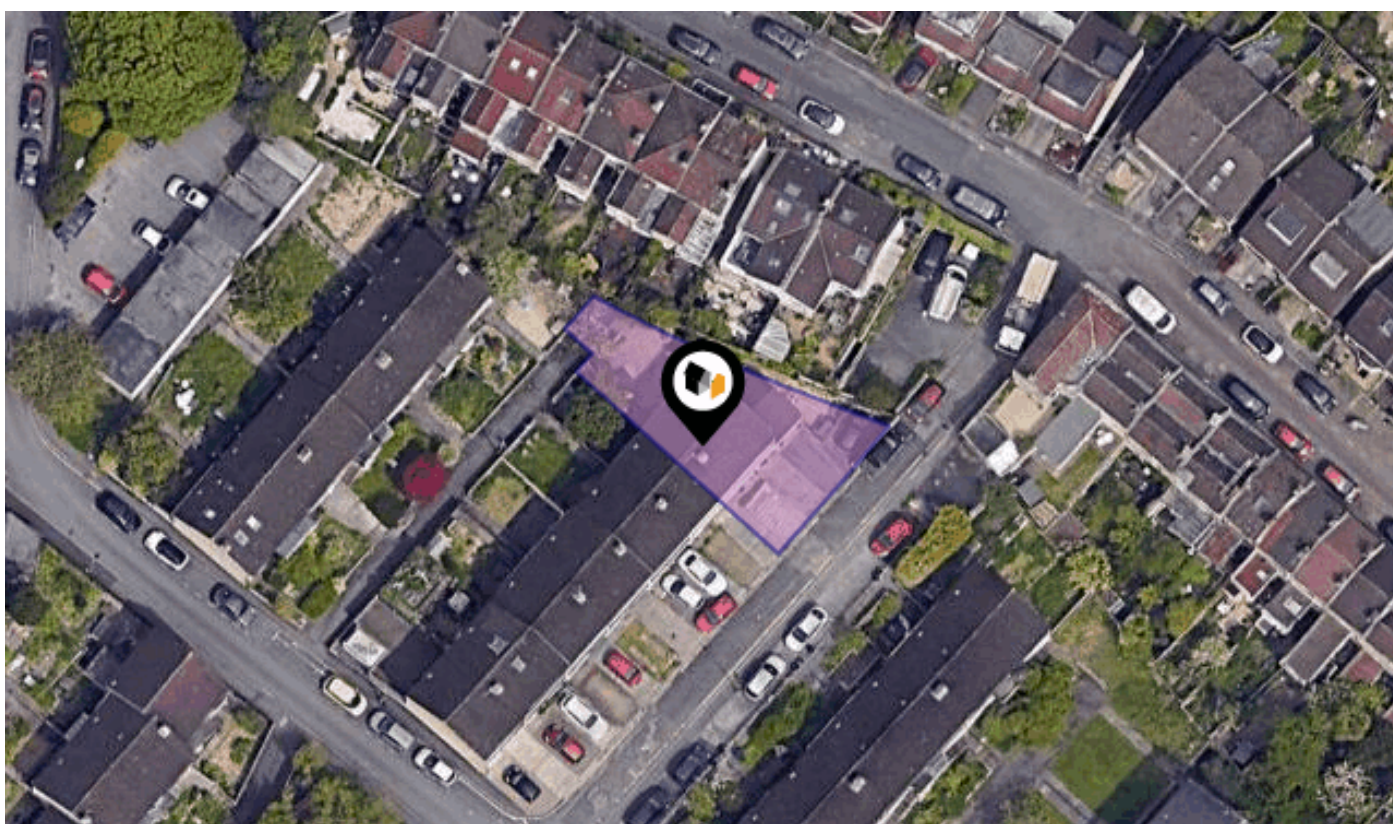


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th March 2025



ALPINE GARDENS, CAMDEN, BATH, BA1

Asking Price : £450,000

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



Martin & Co Residential Sales are offering this rarely available three-bedroom split level maisonette for sale with its own rear garden and off-road parking for two cars. If you are looking for a quality family home in a very sought after area in Bath, then this could be the property for you.

Alpine Gardens is located just northeast of Bath city centre by Hedgemoor Park with the centre of Bath being only a short 0.5 mile walk away. Also, in Walcot there are a number of varied local independent shops, public houses, and bars along with bus routes to the local areas.

As you enter the property into the entrance lobby there are stairs to the open plan kitchen/ dining area with direct access through BI folding doors out to the easily maintainable rear garden with personal rear access. To the left of kitchen/dining area is a utility room again with access to the garden. To the right of the kitchen/dining area is the living room which has outstanding views as you can see from the photos. From there you can access the stairs leading to the three bedrooms and the family bathroom.

To the front of the property there is off road parking for two cars.

Entrance lobby - Double glazed leaded light front door, double radiator and carpet covered flooring and stairs leading to kitchen/dining area.

Open plan Kitchen / dining area - This modern and well-designed kitchen comprises of a Butler Sink with mixer taps, wall and base units providing storage, space for a range cooker with an overhead extractor fan. There are also part tiled walls, quartz work top surfaces, built in Fridge / freezer, concealed under cupboard lighting and downlights. The dining area comprises of a radiator, wooden laminated flooring with Bi folding doors leading out to the rear garden.

Utility room - Double glazed back door with direct access to the garden. Single drainer sink unit with mixer taps along with wall and base units providing storage. Plumbing for a washing machine and space for a washing machine, radiator and laminated work top surfaces and wooden laminated flooring.

Living room - Front aspect with a double-glazed window with views, wall lights and carpet covered flooring.

Bedroom 1 - Front aspect double glazed window with views, radiator and carpet covered flooring.

Bedroom 2 - Rear aspect double glazed window over the garden. radiator and carpet covered flooring.

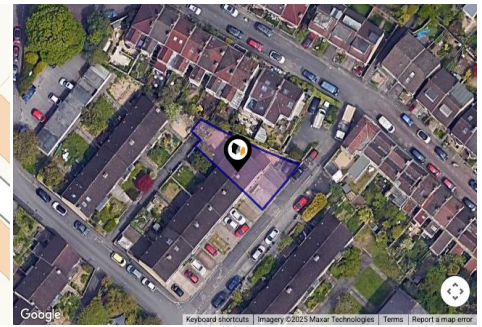
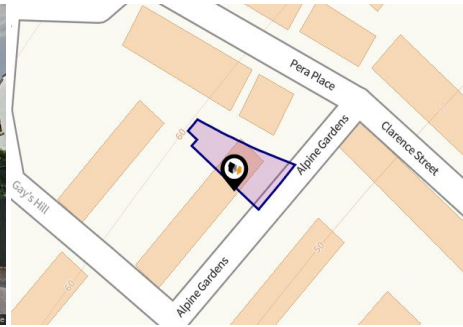
Bedroom 3 - Front aspect double glazed window with views, radiator and carpet covered flooring.

Family bathroom - White suite with a double-glazed frosted window. An enclosed panelled bath with a shower and shower screen and mixer taps. A vanity sink unit and cupboards under along with a wall mounted radiator a low-level WC and part tiled walls.

Rear Garden - What an amazing space over two levels. Paved with room for a large outside table making this a great socialising with area flower and shrub borders external lighting, garden shed, personal rear access and views.

Please note that this property cannot be used as holiday home or Airbnb. The owners pay 2/3 of the Building Insurance and any maintenance cost are paid the same way.

KFB - Key Facts For Buyers



Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,916
Title Number:	ST359063

Asking Price:	£450,000
Tenure:	Leasehold
Start Date:	03/03/2020
End Date:	04/03/3019
Lease Term:	999 years from and including 4 March 2020 to and including 4 March 3019
Term Remaining:	994 years

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)

15 mb/s	159 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Alpine Gardens, Camden, Bath, BA1*

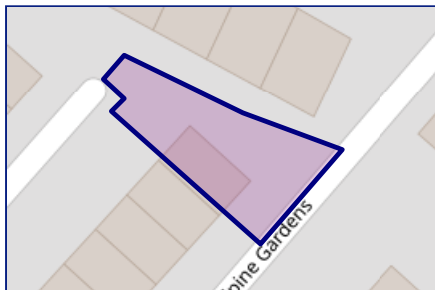
Reference - 08/01109/FUL
Decision: Application Refused
Date: 25th March 2008
Description: Erection of a first floor extension over single storey extension

Reference - 18/01225/CLEU
Decision: Lawful
Date: 16th March 2018
Description: Use of annexe as dwellinghouse (Use Class C3) (Certificate of Lawfulness of Existing Use).

Reference - 08/01907/TCA
Decision: No Objection
Date: 27th May 2008
Description: Cut down Fir and replace

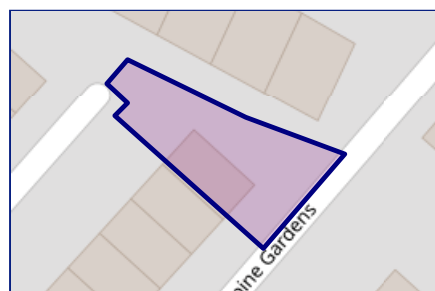
Reference - 02/02559/FUL
Decision: Application Permitted
Date: 23rd October 2002
Description: Single storey extension to form 'Granny Flat'

Freehold Title Plan



AV98869

Leasehold Title Plan



ST359063

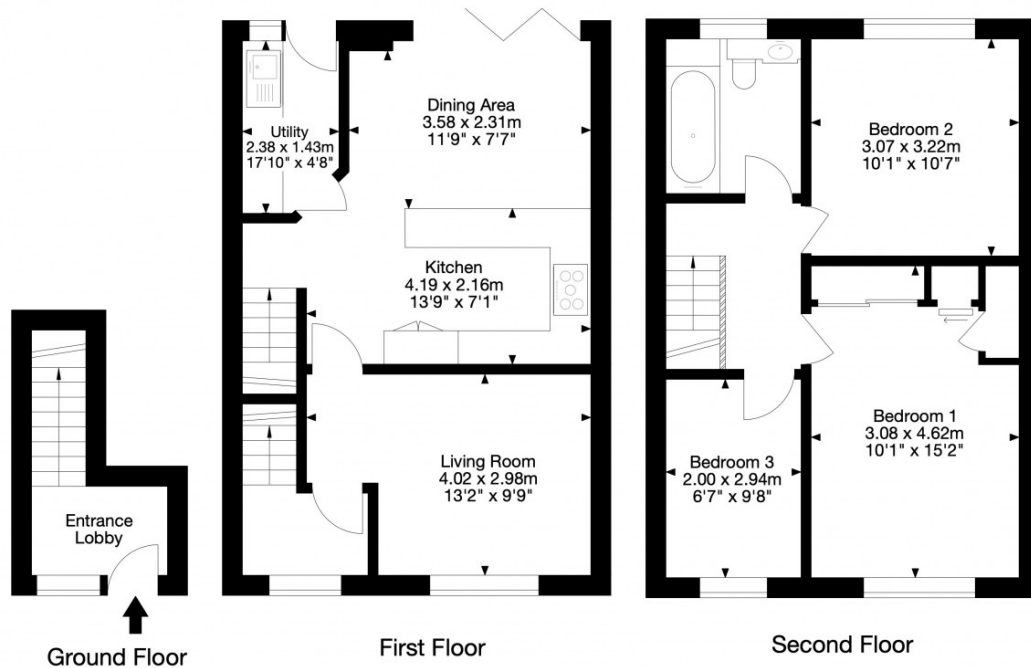
Start Date:	03/03/2020
End Date:	04/03/3019
Lease Term:	999 years from and including 4 March 2020 to and including 4 March 3019
Term Remaining:	994 years





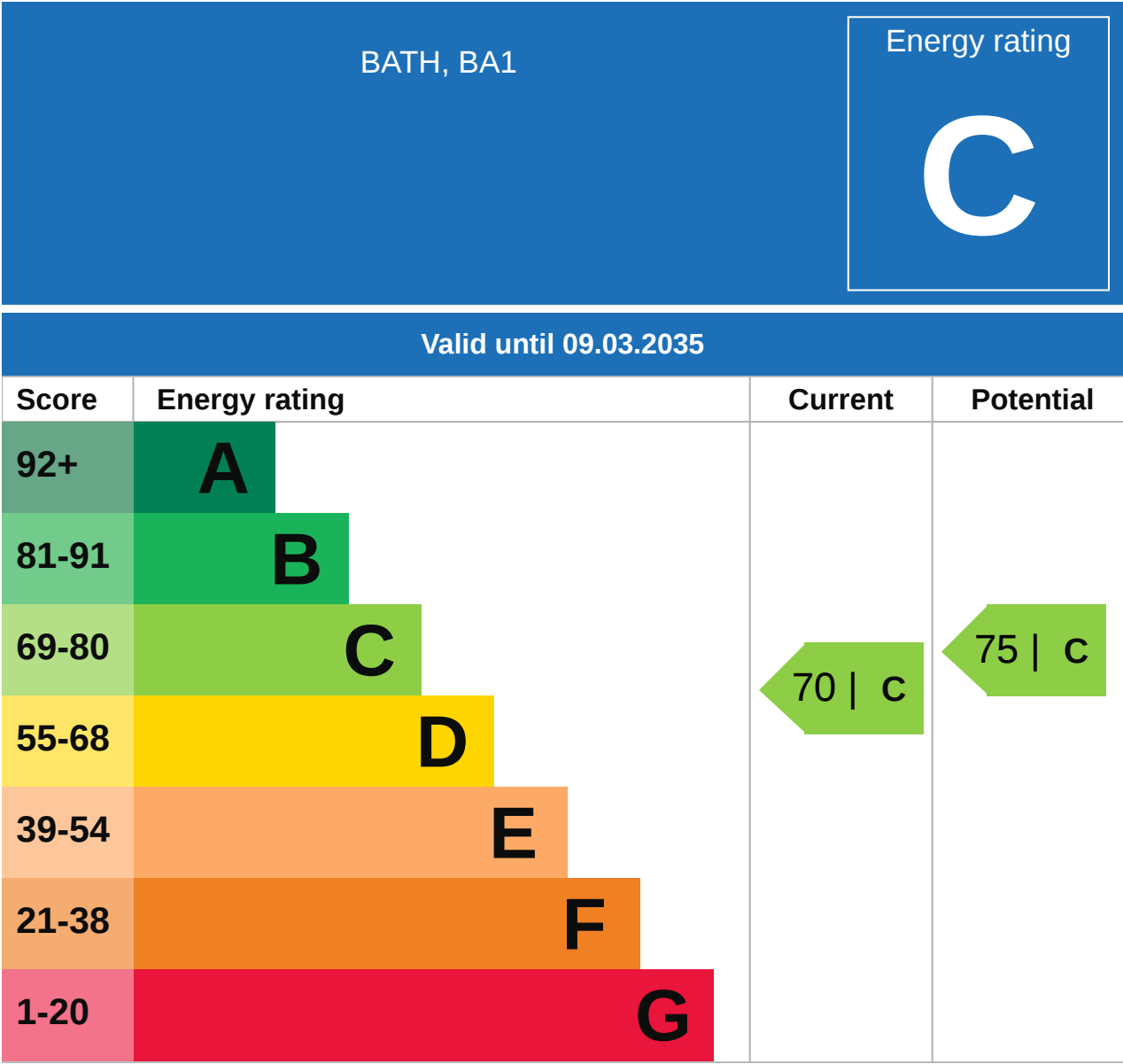
ALPINE GARDENS, CAMDEN, BATH, BA1

Alpine Gardens, Bath, Somerset BA1 5PD
Gross Internal Area (Approx.)
87 sq m / 936 sq ft



© Capture Property Marketing 2025. 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.

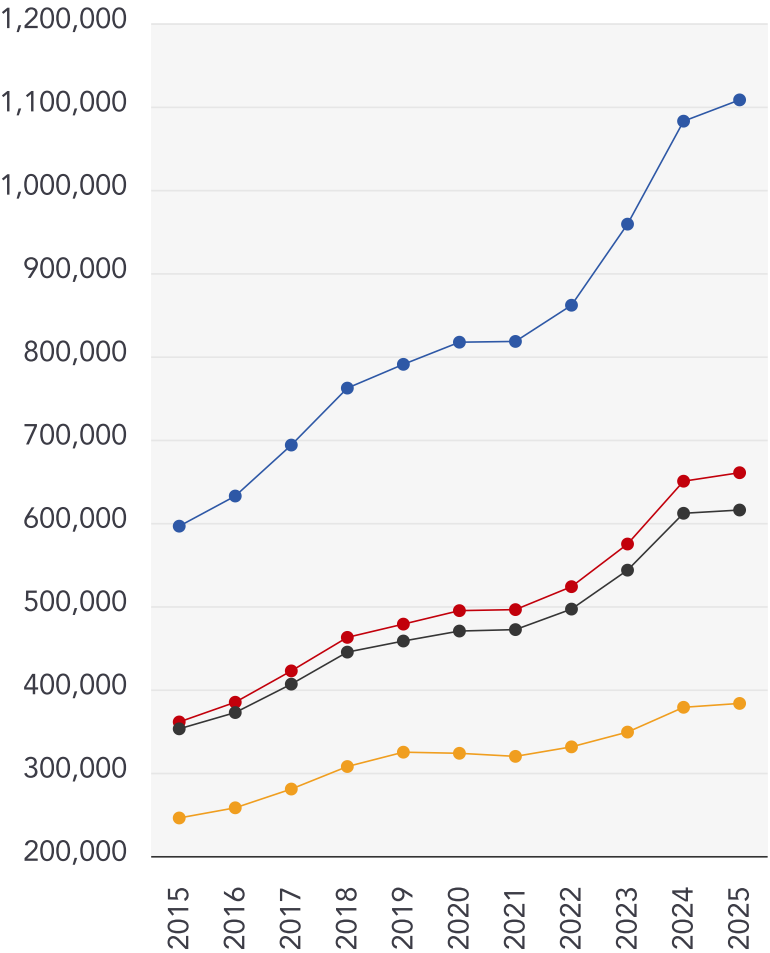
Capture.



Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	86 m ²

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



Detached

+85.88%

Semi-Detached

+82.93%

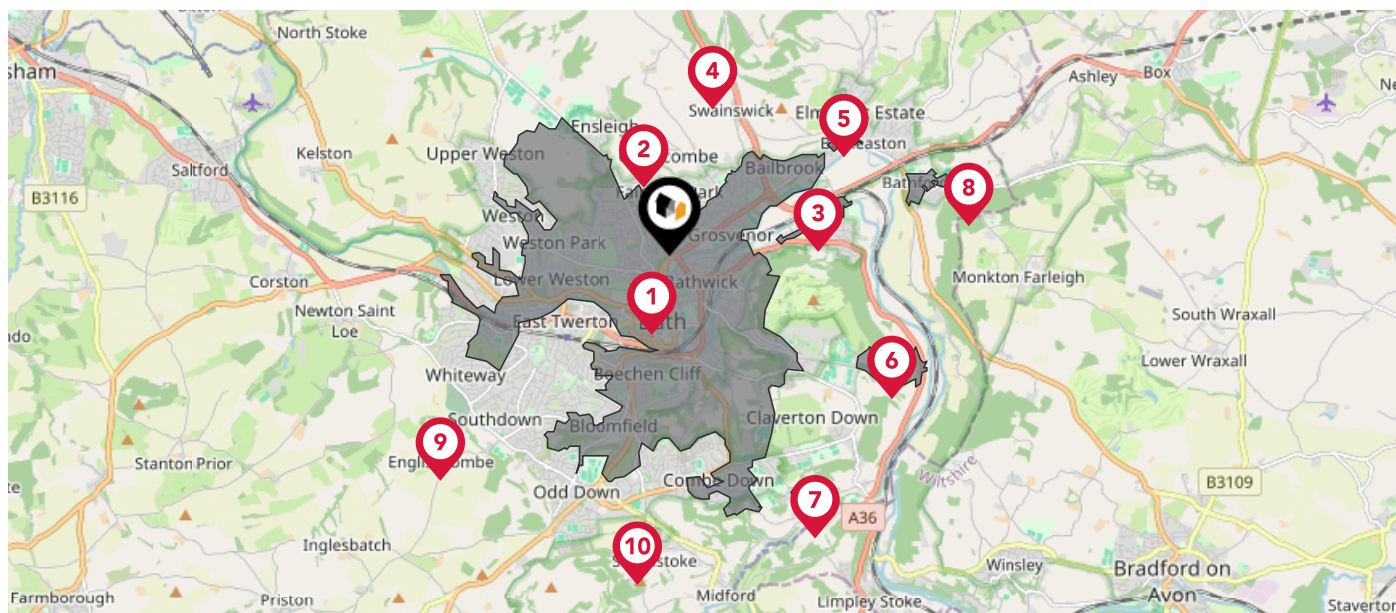
Terraced

+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



Bath



Charlcombe



Bathampton



Upper Swainswick



Batheaston



Claverton



Monkton Combe



Bathford

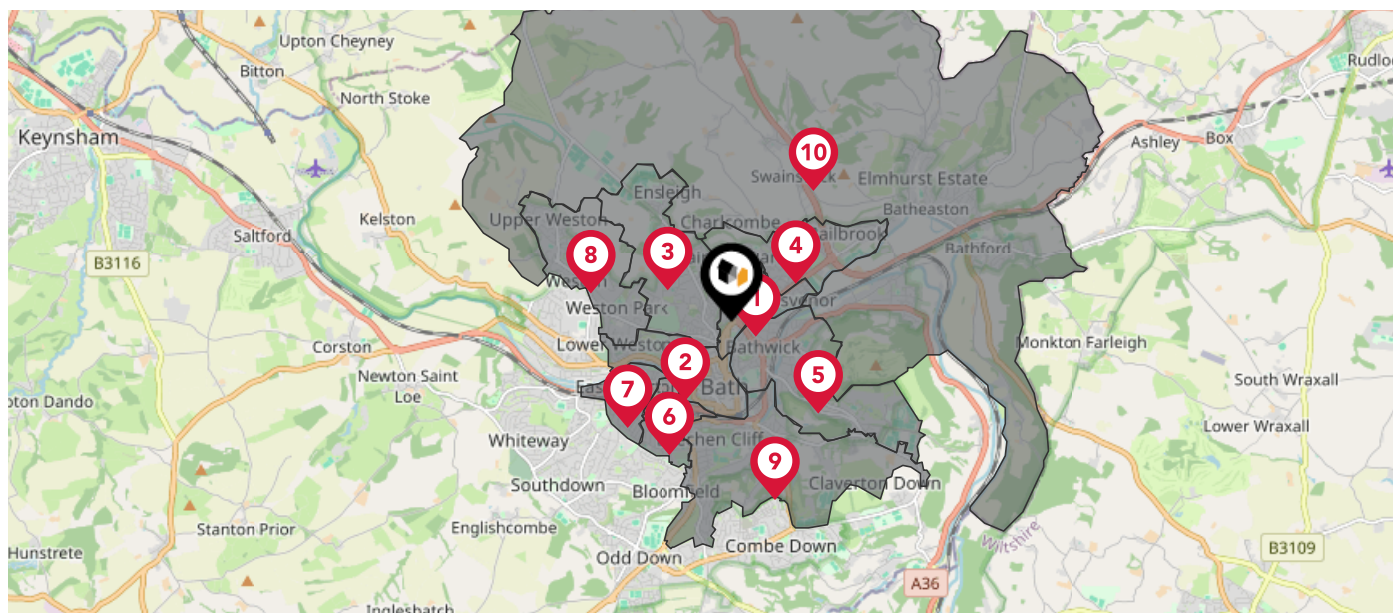


Englishcombe



Southstoke

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



Walcot Ward



Kingsmead Ward



Lansdown Ward



Lambridge Ward



Bathwick Ward



Oldfield Park Ward



Westmoreland Ward



Weston Ward



Widcombe & Lyncombe Ward



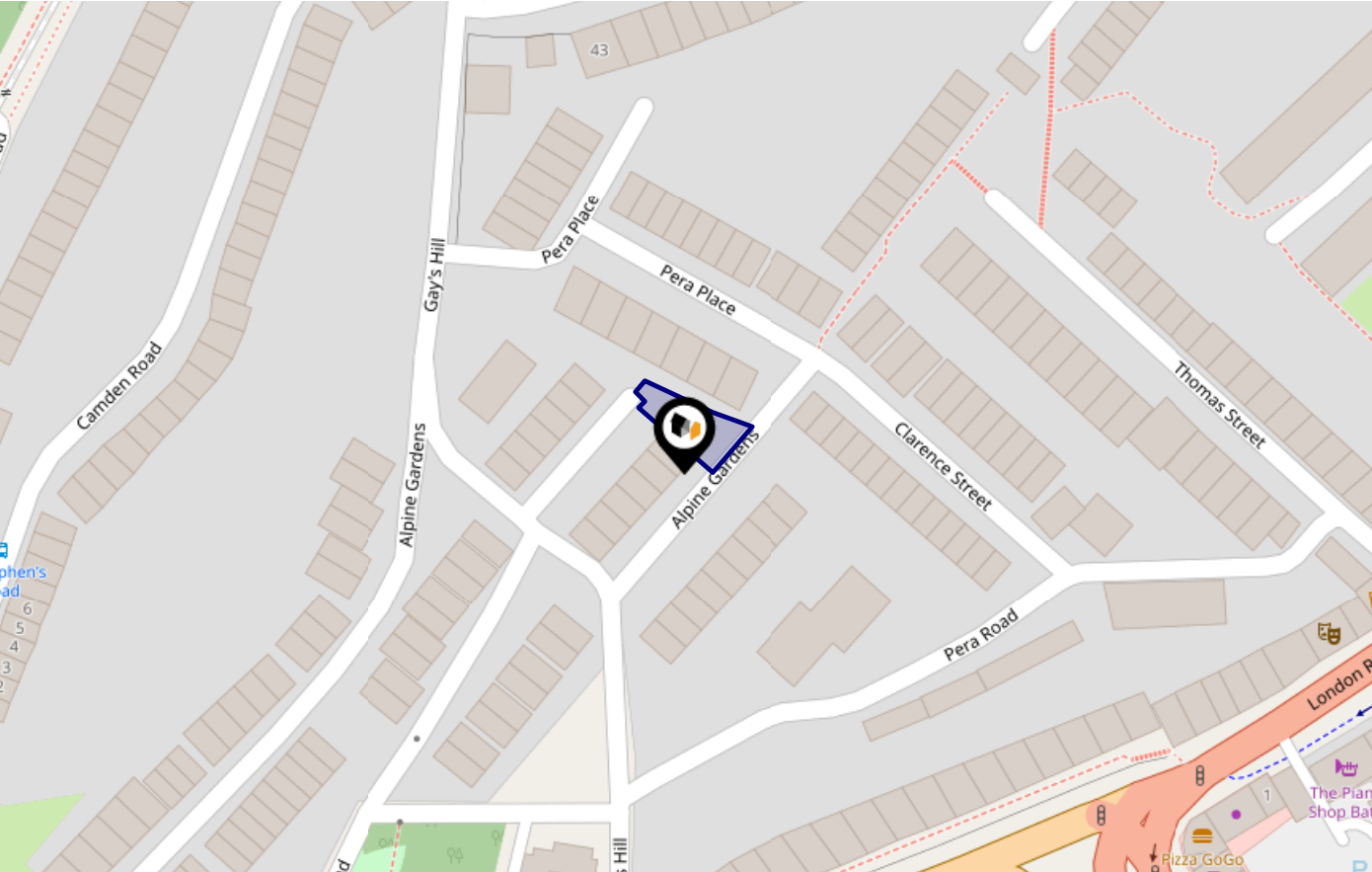
Bathavon North Ward

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

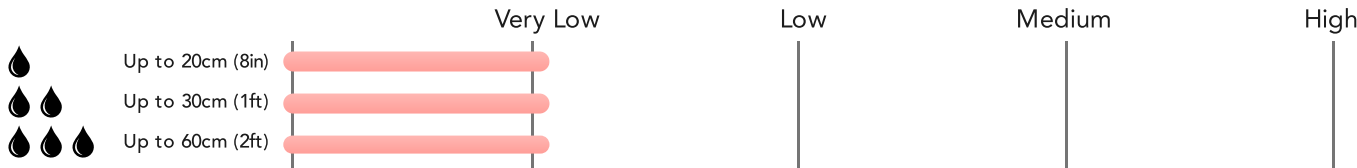


Risk Rating: Very low

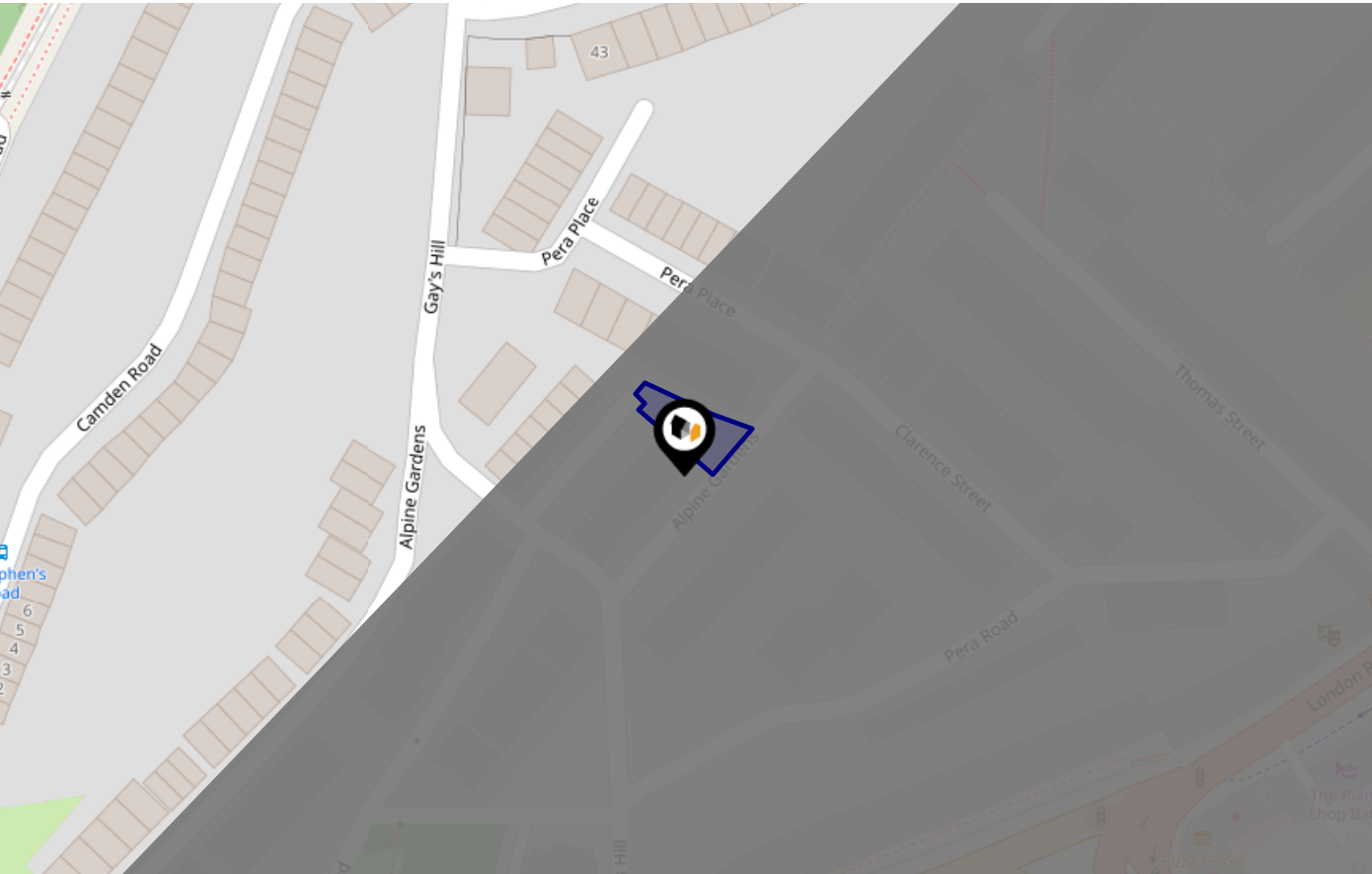
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

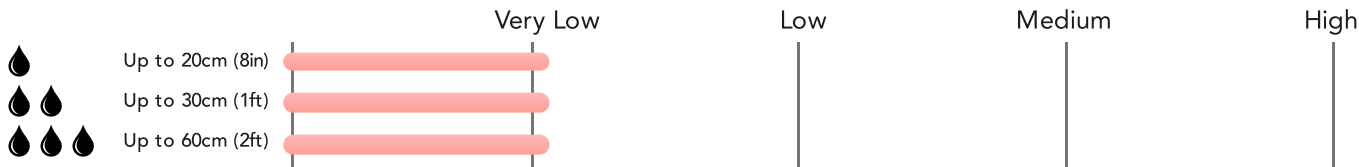


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

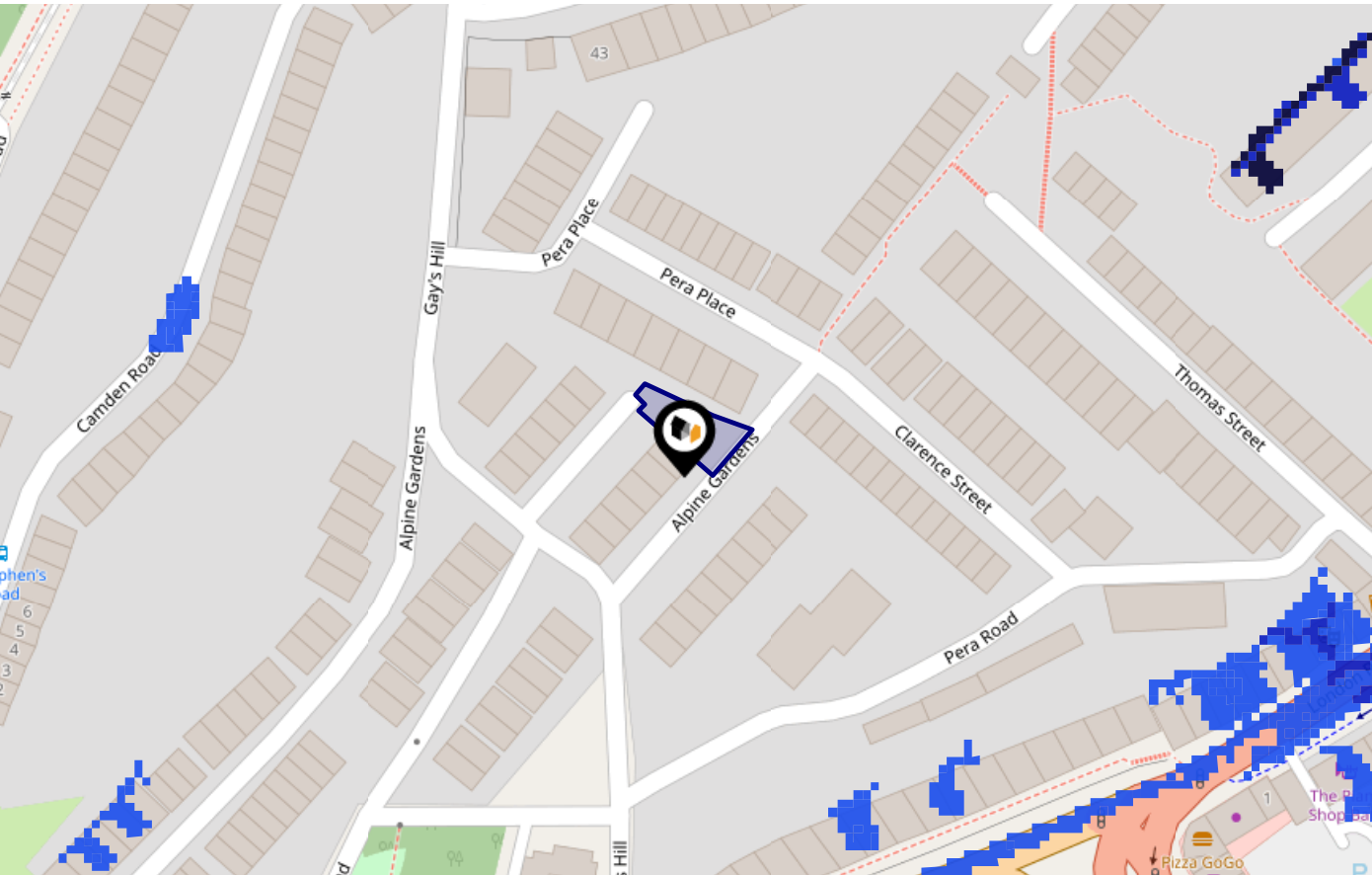


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

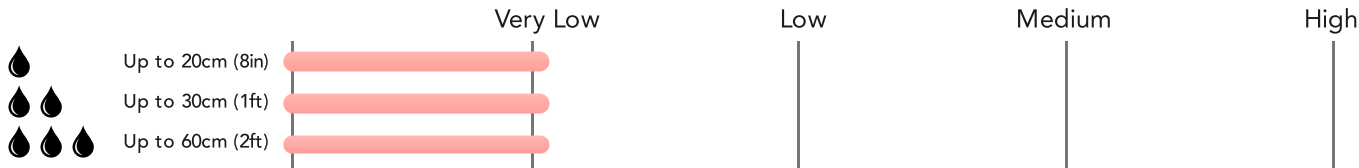


Risk Rating: **Very low**

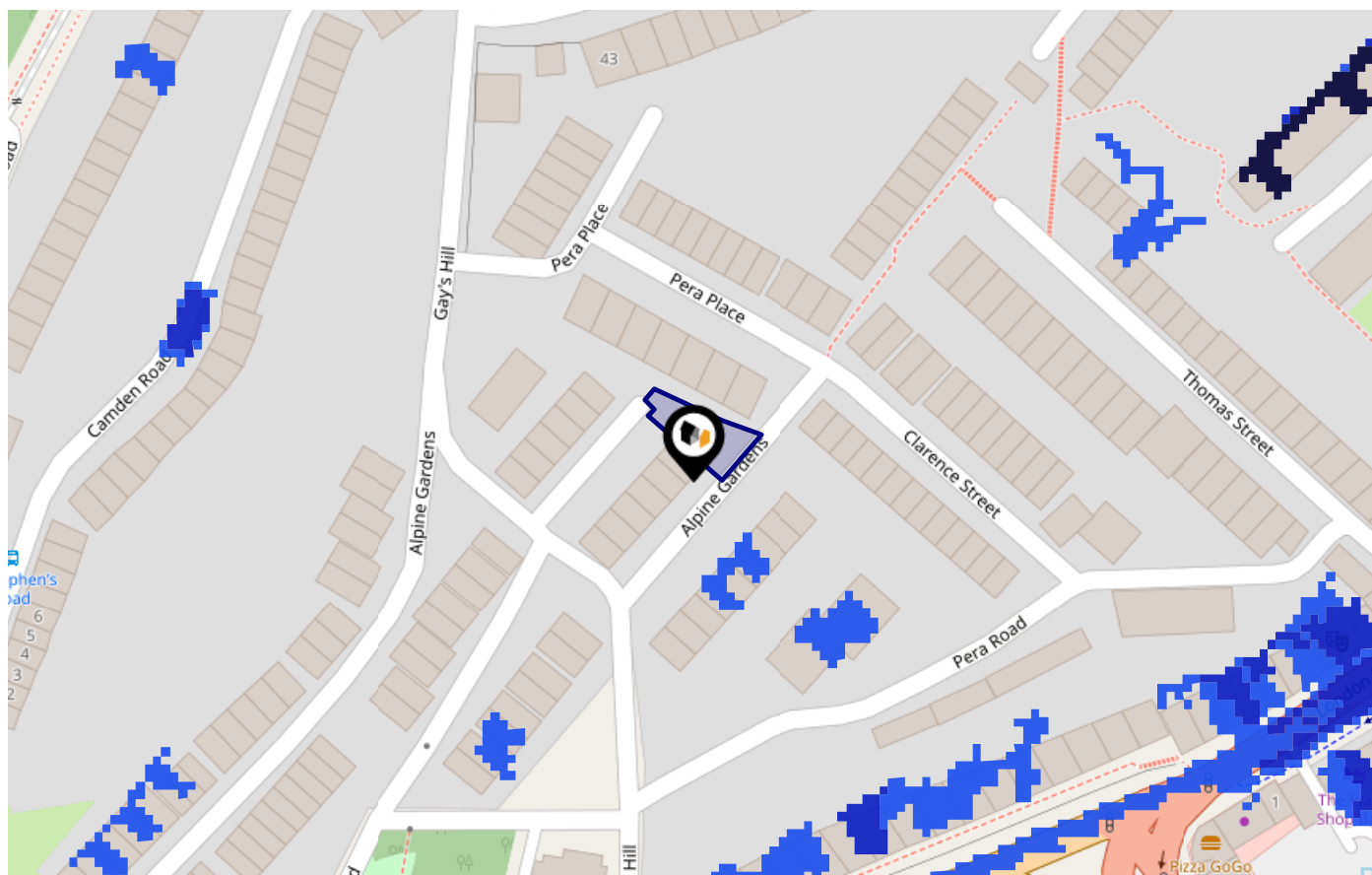
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

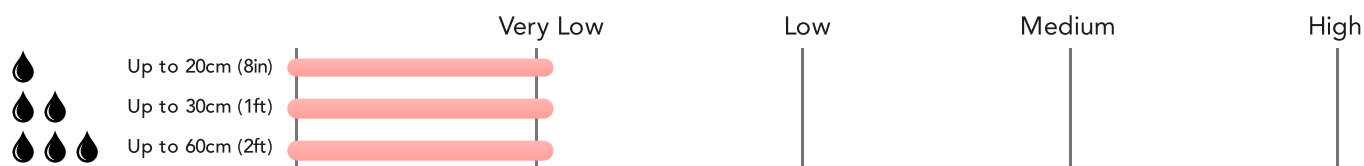


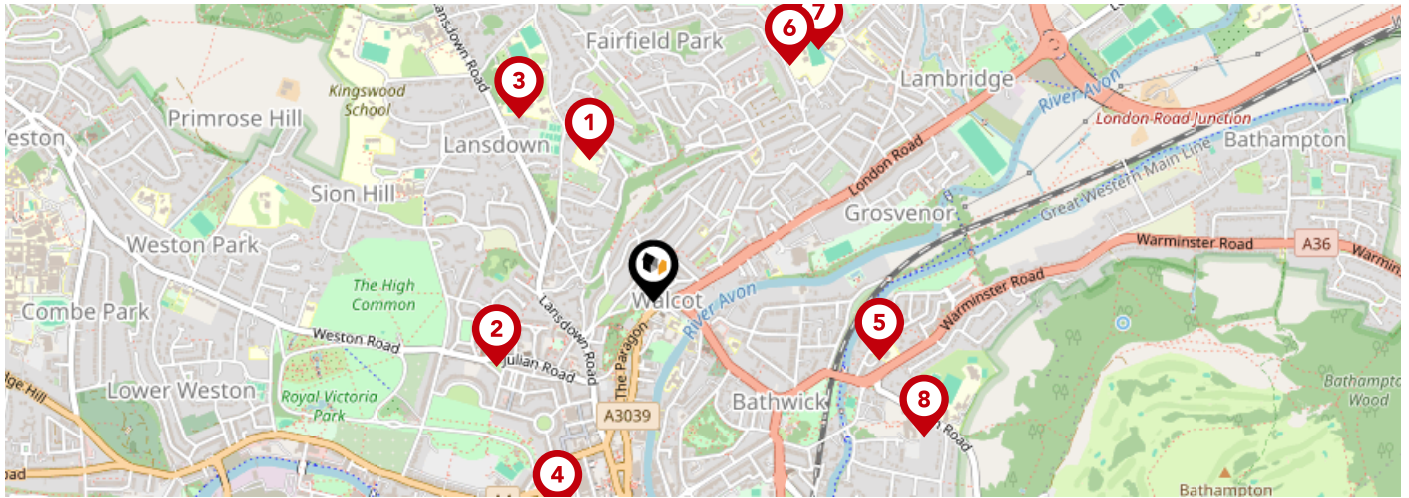
Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

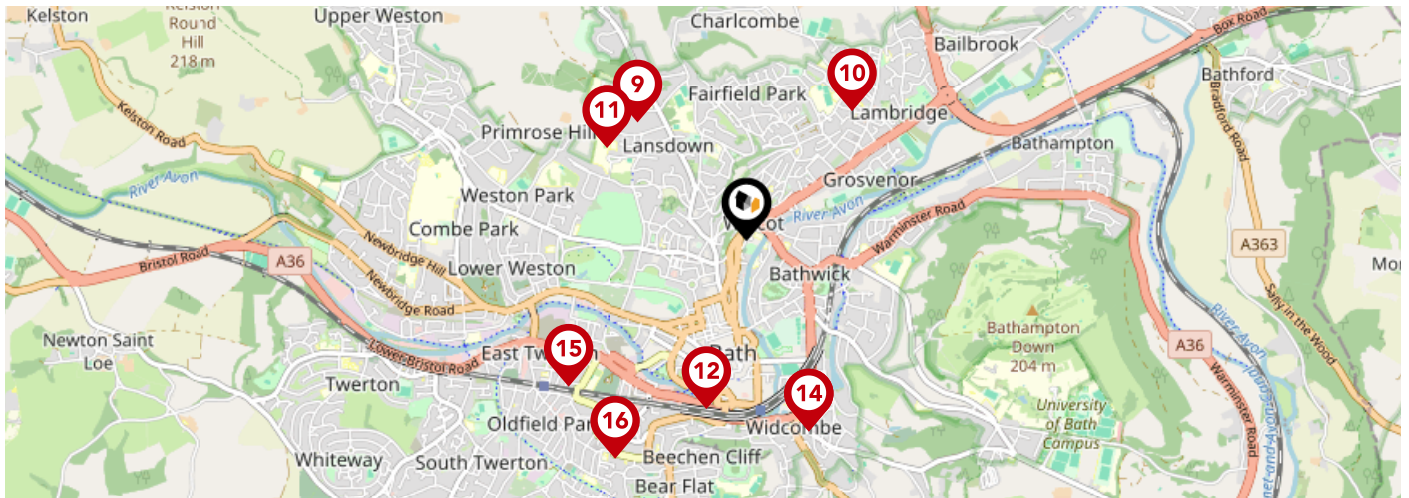
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Chance of flooding to the following depths at this property:





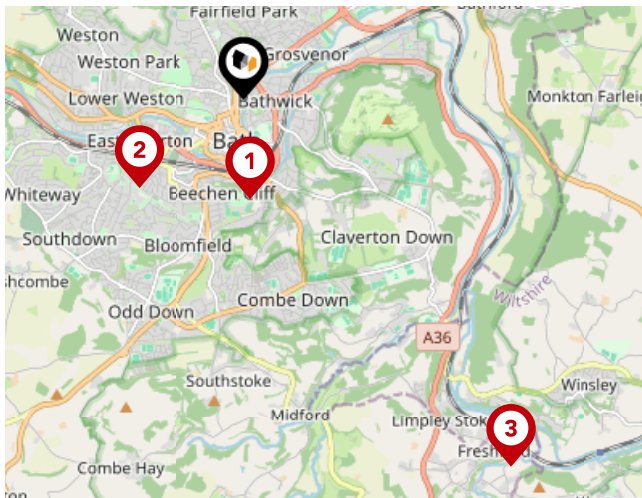
		Nursery	Primary	Secondary	College	Private
1	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.7	<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:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

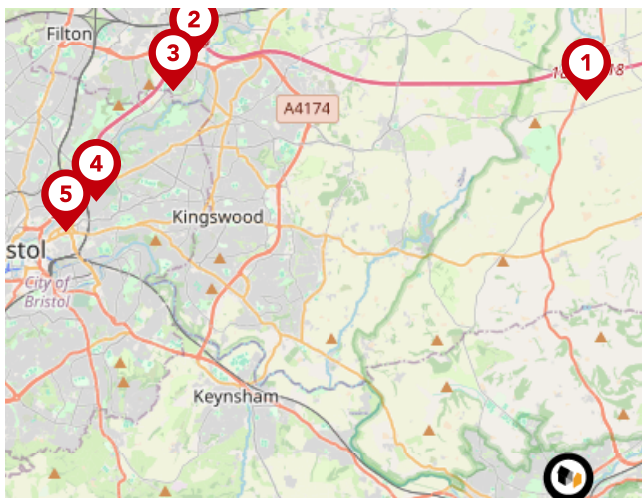
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.92 miles
2	Oldfield Park Rail Station	1.27 miles
3	Freshford Rail Station	4.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.68 miles
2	M4 J19	10.94 miles
3	M32 J1	10.73 miles
4	M32 J2	10.48 miles
5	M32 J3	10.67 miles

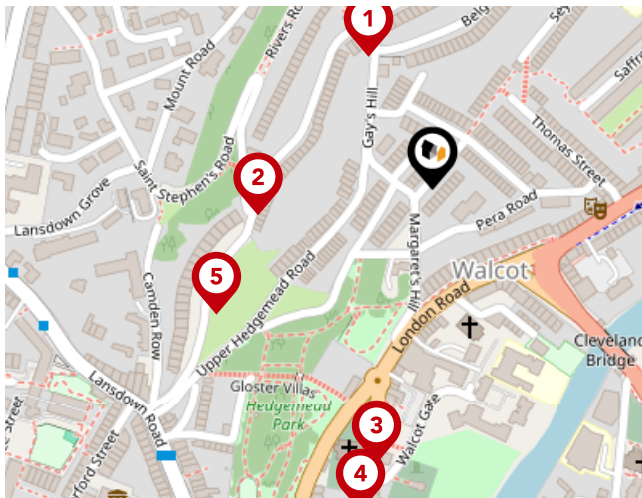


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.23 miles
2	Felton	15.23 miles
3	Staverton	35.83 miles
4	Cardiff Airport	42.33 miles

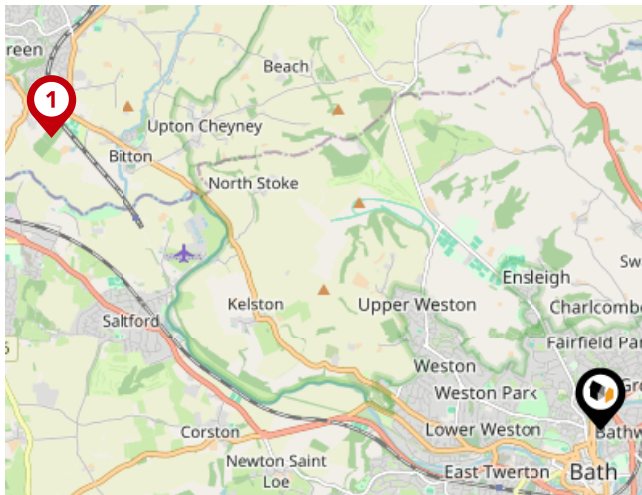
Area

Transport (Local)



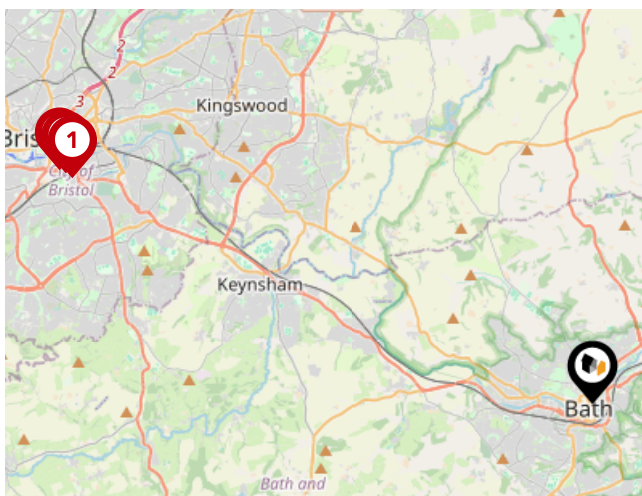
Bus Stops/Stations

Pin	Name	Distance
1	Gay's Hill	0.09 miles
2	St Stephen's Road	0.1 miles
3	Walcot Gate	0.16 miles
4	Walcot Gate	0.19 miles
5	St Stephen's Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.77 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.5 miles
2	Temple Bridge (Bristol) Ferry Landing	10.63 miles
3	St Philip's Bridge	10.76 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.



/martincouk



/martinco_uk/



/martincouk



/company/martin-&-co-/

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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.

Please note that all appliances and heating systems are not tested by Martin & Co Bath and therefore no warranties can be given as to their good working order.

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

