

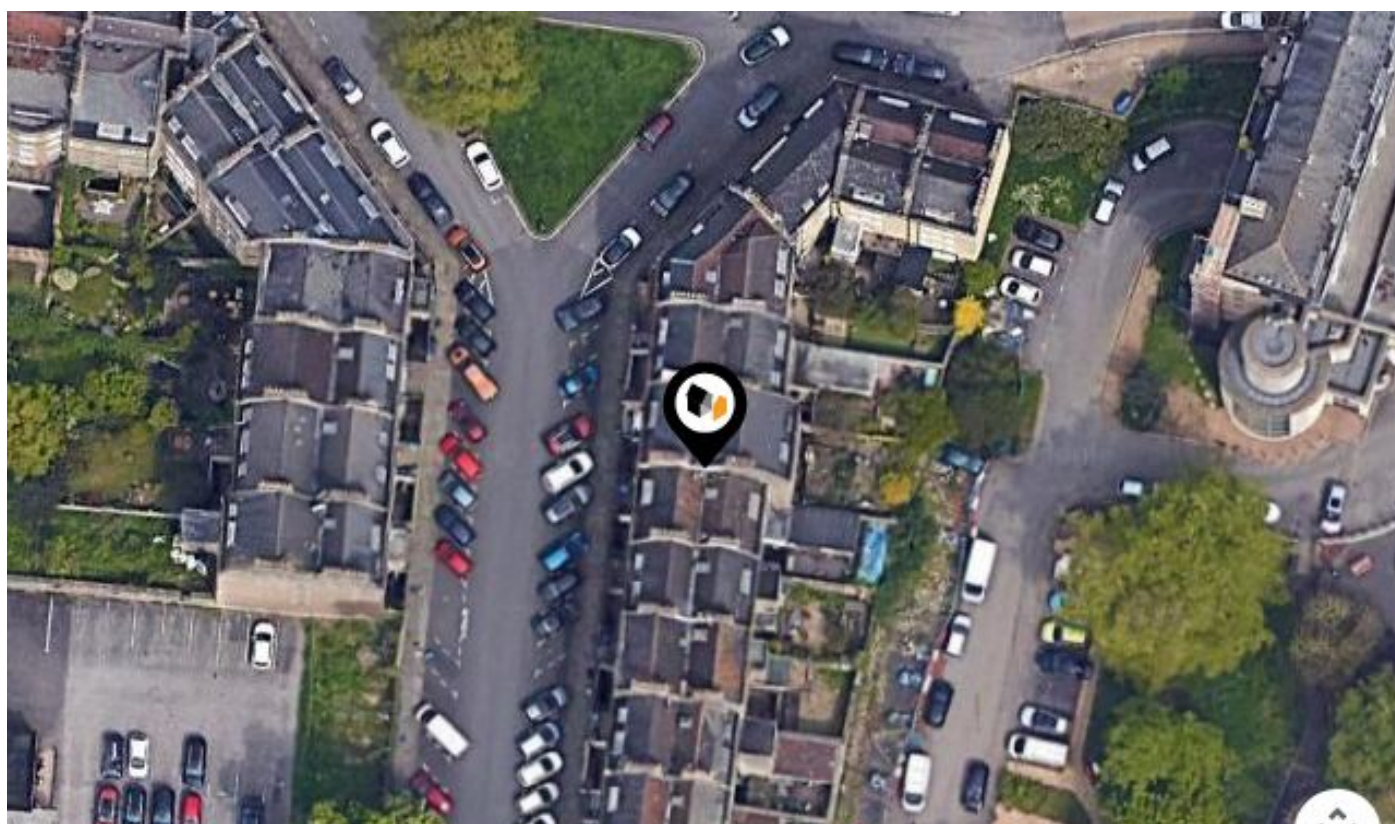


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



14, BURLINGTON STREET, LANSDOWN, BATH, BA1

Asking Price : £350,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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



Share of freehold - 1 bedroom ground floor apartment in the sought after area of Lansdown.

Martin & Co Residential Sales Bath office are offering for sale this large 1-bedroom apartment with no onward chain and in need of cosmetic updating measuring an impressive 738 sq ft. Burlington Street and its surrounding roads are no through roads, due to roads elevation, so local traffic is kept to a minimum and there parking bays for those who own residence permits.

This apartment forms the part of a lovely Georgian building, which are very popular with buyers and investors alike, due to the size of accommodation that they provide with nice high ceilings, whilst retaining many original features. Located just off Julian Road there are number of local shops, amenities and open green spaces, parks and there is a good community feel.

If you like watching or playing sports, there are local Golf Courses, Cricket, Football and Rugby Clubs along with Bath Rugby at The Recreation Ground. The City Centre 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 and The Royal Crescent which are a short walk away from the property and Bath Abbey. The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington and there is good access to the M4 junction

18. With this property being ground floor there is very easy access from the communal hallway into the property. The sitting room is a good size with high ceilings and an amazing original feature fireplace, with large sash windows allowing a considerable amount natural light. There are two shelving areas, two radiators and carpet covered flooring and double doors through to the kitchen.

The kitchen comprises of a single drainer sink unit with mixer taps. There are wooden wall and base units providing storage, laminated work top surfaces a 4-ring gas hob and oven with extractor fan,. There is space for a fridge, washing machine, part tiled walls and there is a wall mounted boiler and a large sash window. The double bedroom is front aspect again high ceilings, sash windows with shutters an original fireplace. Radiator and carpet covered flooring.

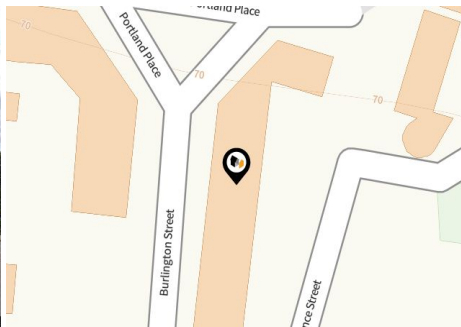
The bathroom has an enclosed panelled Bath with an shower attachment and shower screen. There is a vanity sink unit and a low-level WC, wall mounted mirror, radiator and fully tiled walls and floor. All viewings are by appointment only through Martin & Co Bath Residential Sales.

Agents notes. Owners position - This property is being sold with no onward chain.

EPC C Valid until 17th August 2031

Lease Term 999 years from 25 March 1984. 958 years remaining.

Service charge approximately £1200.00 per year annum



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	699 ft ² / 65 m ²
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,762

Asking Price: £350,000

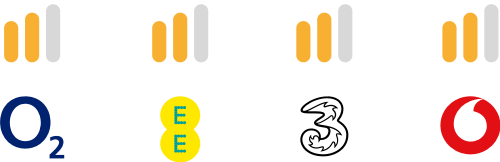
Local Area

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
		

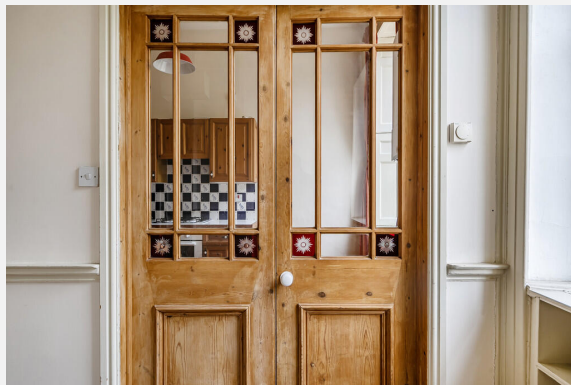
Mobile Coverage:
(based on calls indoors)

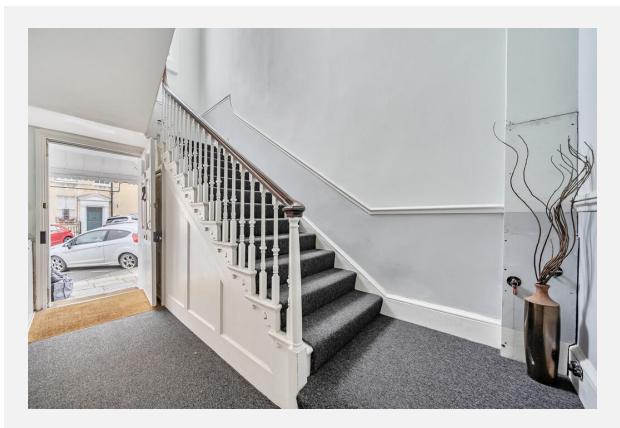
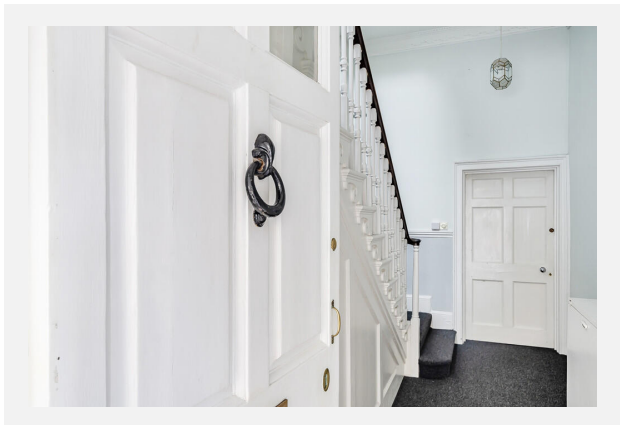


Satellite/Fibre TV Availability:

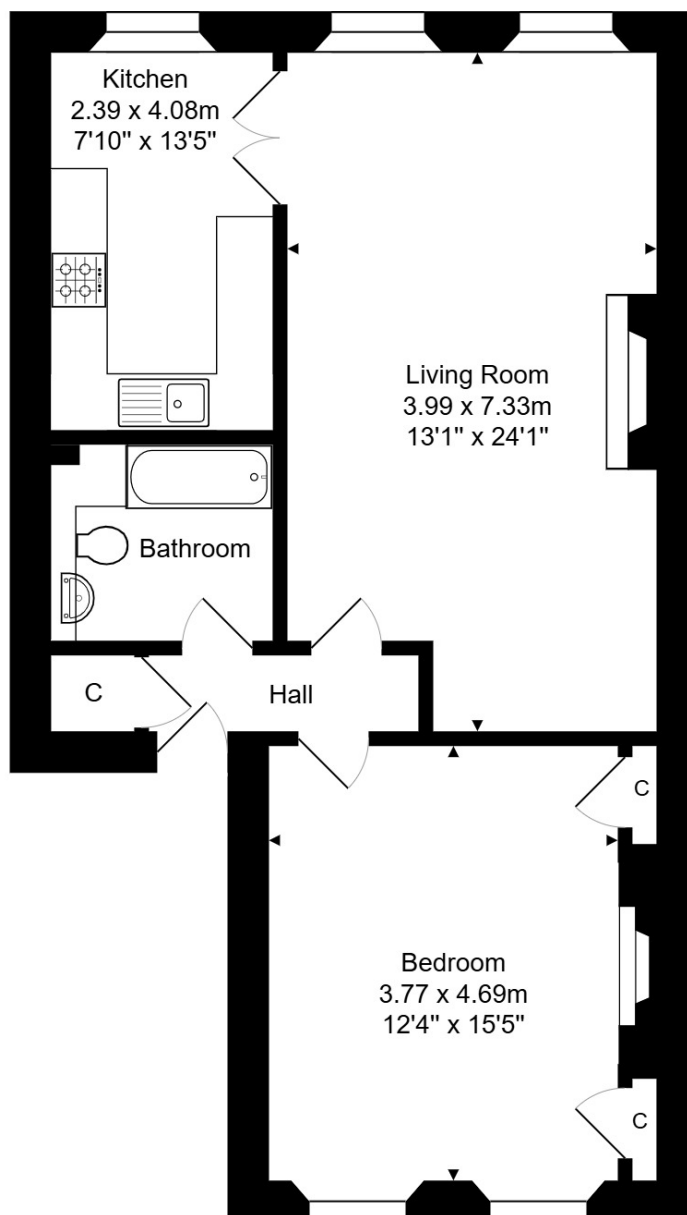








14, BURLINGTON STREET, LANSDOWN, BATH, BA1



Total Area: 68.6 m² ... 738 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk

14 Burlington Street, Lansdown, BA1

Energy rating

C

Valid until 17.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	69 c	
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:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
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 43% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	65 m ²

Flat 1, 13, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	19/08/2025	04/07/2011	23/05/2008	12/05/1998	
Last Sold Price:	£320,000	£287,500	£210,000	£94,000	
Flat 2, 15, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	17/09/2024	27/11/2002	30/04/1996		
Last Sold Price:	£262,000	£191,500	£62,500		
12a, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	09/04/2024	01/06/2012	01/09/1998		
Last Sold Price:	£325,000	£220,000	£69,500		
First Floor Flat, 5, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	19/01/2024				
Last Sold Price:	£308,000				
12, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	16/04/2021				
Last Sold Price:	£1,135,000				
Flat 1, 15, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	29/06/2020	13/03/2015	07/04/2004	13/06/2003	28/11/1995
Last Sold Price:	£295,000	£290,000	£215,000	£172,500	£47,000
Basement, 10, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	09/02/2018				
Last Sold Price:	£230,000				
1, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	11/08/2017				
Last Sold Price:	£897,000				
Ground Floor Flat, 5, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	16/08/2016				
Last Sold Price:	£325,000				
Flat 5, 14, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	27/06/2014	18/04/2007	26/07/2004		
Last Sold Price:	£250,000	£217,000	£163,487		
Flat E, 5, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	05/07/2013	15/10/2002			
Last Sold Price:	£183,500	£131,000			
Flat 5, 15, Burlington Street, Bath, BA1 2SA					
Last Sold Date:	11/11/2011				
Last Sold Price:	£180,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Flat 4, 13, Burlington Street, Bath, BA1 2SA

Last Sold Date:	06/06/2011	29/10/2004	06/02/2004
Last Sold Price:	£178,000	£164,000	£142,500

Flat C, 5, Burlington Street, Bath, BA1 2SA

Last Sold Date:	29/01/2010	27/10/2003	28/03/2001
Last Sold Price:	£200,000	£156,450	£80,000

Flat A, 5, Burlington Street, Bath, BA1 2SA

Last Sold Date:	12/10/2009	24/06/1998
Last Sold Price:	£210,000	£64,500

Flat B, 5, Burlington Street, Bath, BA1 2SA

Last Sold Date:	30/09/2009	27/09/2002	06/07/2000	01/08/1998
Last Sold Price:	£212,500	£167,000	£145,000	£83,000

Flat 3, 13, Burlington Street, Bath, BA1 2SA

Last Sold Date:	25/02/2009	01/03/2005	12/11/2001	30/04/1996
Last Sold Price:	£163,000	£144,000	£120,000	£52,500

First Floor Flat, 10, Burlington Street, Bath, BA1 2SA

Last Sold Date:	26/01/2009
Last Sold Price:	£150,000

Basement Flat, 13, Burlington Street, Bath, BA1 2SA

Last Sold Date:	19/04/2007	30/07/1998
Last Sold Price:	£245,000	£71,000

Flat 2, 14, Burlington Street, Bath, BA1 2SA

Last Sold Date:	12/09/1997
Last Sold Price:	£65,500

Flat 4, 15, Burlington Street, Bath, BA1 2SA

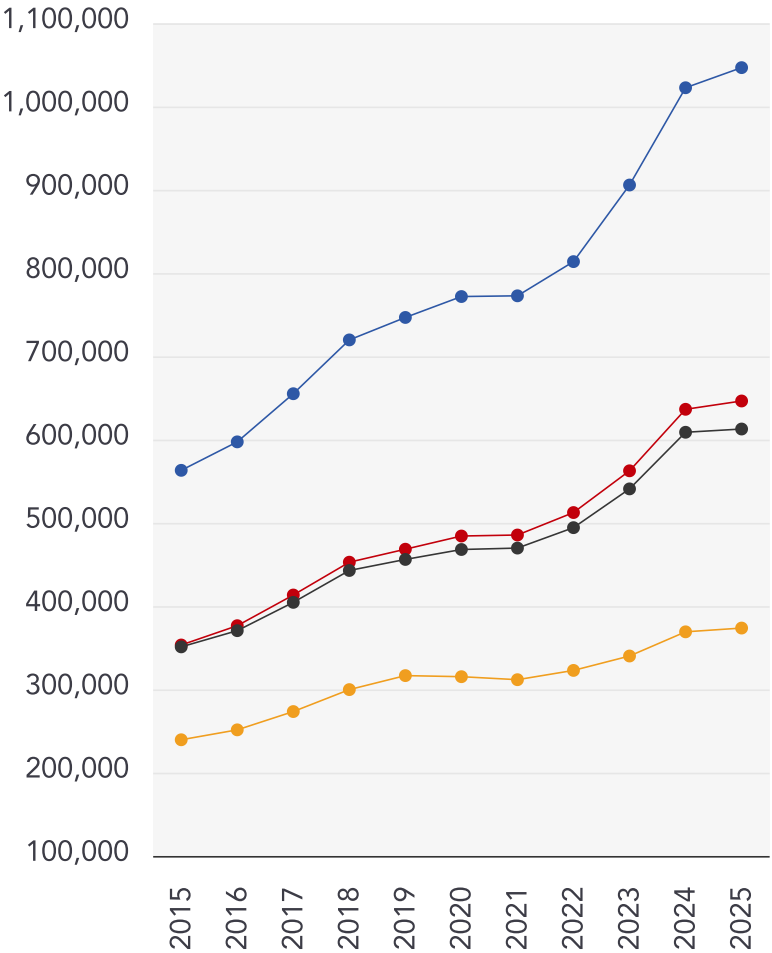
Last Sold Date:	26/07/1996	05/01/1996
Last Sold Price:	£55,500	£46,500

Flat 3, 14, Burlington Street, Bath, BA1 2SA

Last Sold Date:	04/08/1995
Last Sold Price:	£58,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



Detached

+85.88%

Semi-Detached

+82.93%

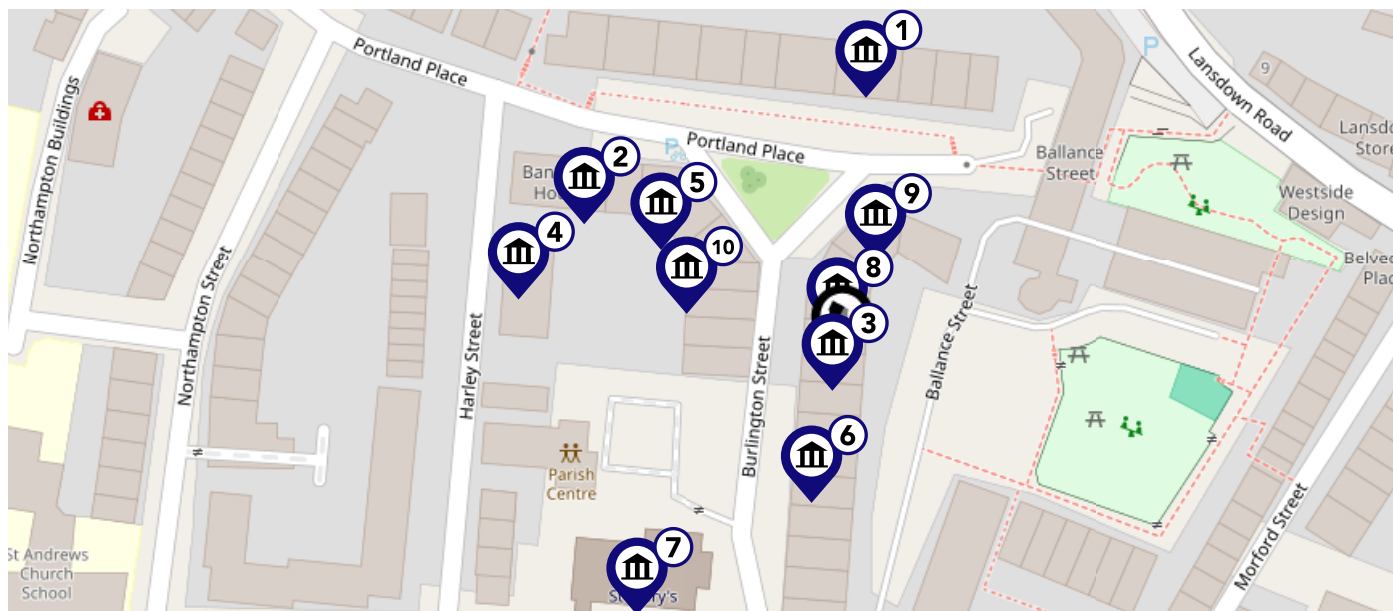
Terraced

+74.5%

Flat

+56%

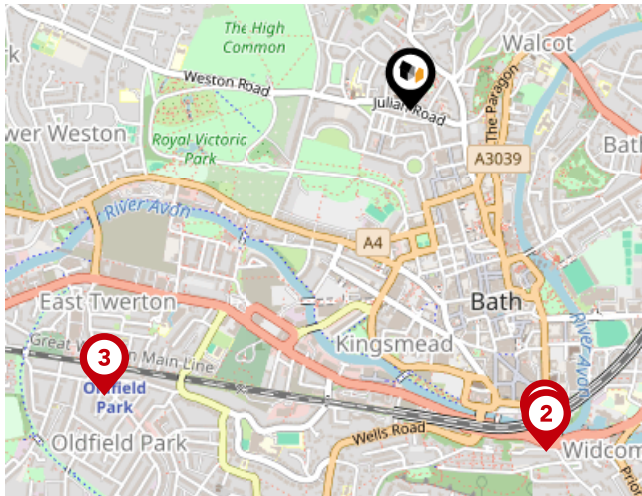
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1394403 - 1-10, Portland Place	Grade II	0.0 miles
	1394419 - No. 20 And Attached Railings, Wall And Ironwork	Grade II	0.0 miles
	1395089 - No. 13 And Attached Railings	Grade II	0.0 miles
	1406350 - 7a Harley Street	Grade II	0.0 miles
	1394409 - No. 18 And Attached Railings	Grade II	0.0 miles
	1395084 - No. 9 And Attached Railings	Grade II	0.0 miles
	1395928 - Church Of St Mary (roman Catholic) Our Lady Help Of Christians	Grade II	0.0 miles
	1395098 - No. 15 And Attached Railings	Grade II	0.0 miles
	1394406 - No.14 And Attached Railings	Grade II	0.0 miles
	1395103 - No. 16 And Attached Railings	Grade II	0.0 miles

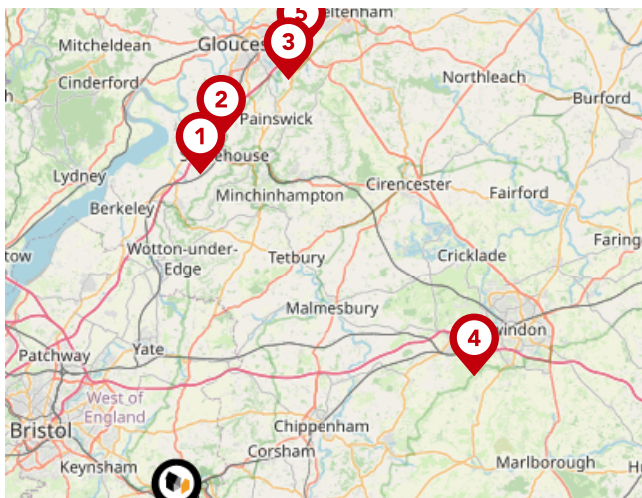
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.83 miles
	Bath Spa Rail Station	0.85 miles
	Oldfield Park Rail Station	0.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	25.68 miles
	M5 J12	28.54 miles
	M5 J11A	33.57 miles
	M4 J16	24.53 miles
	M5 J11	35.84 miles

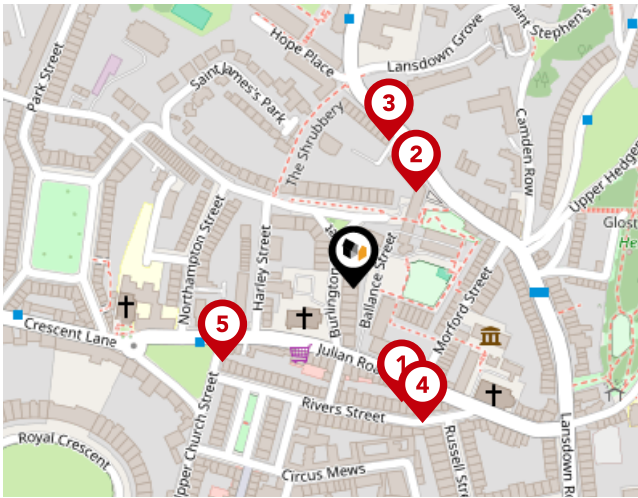


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	14.96 miles
	Felton	14.96 miles
	Staverton	35.98 miles
	Cardiff Airport	42.07 miles

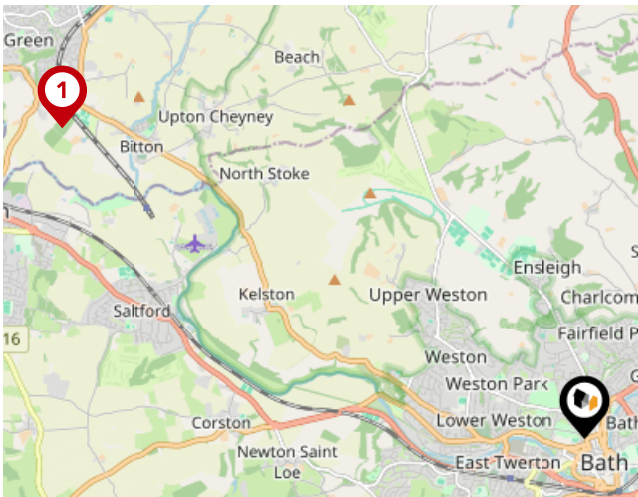
Area

Transport (Local)



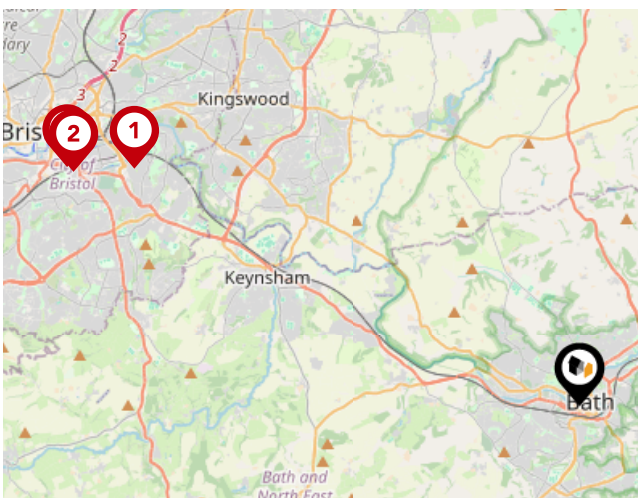
Bus Stops/Stations

Pin	Name	Distance
1	Morford Street	0.07 miles
2	Ballance Street	0.07 miles
3	Ballance Street	0.09 miles
4	Morford Street	0.09 miles
5	Northampton Street	0.09 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.62 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	9.31 miles
2	Temple Meads Station Ferry Landing	10.32 miles
3	Temple Bridge (Bristol) Ferry Landing	10.45 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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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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