



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd April 2024



2, PHILIP STREET, BATH, BA1

Price Guide : £340,000

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

LEASEHOLD CITY CENTRE APARTMENT

Martin and Co Bath Residential Sales are offering for this this City Centre Apartment in the sought after Southgate development which was built in 2012.

This spacious apartment is one of the largest two beds in the development and is accessed via a secure entrance, it has both a lift and stair access. Elevated above street level, this modern apartment is conveniently situated in the heart of Bath City Centre with ideal access to Bath Spa Railway station (London Paddington 75 mins).

From the entrance hallway which has a built-in cupboard for storage and utility cupboard with a washing machine and there is wooden flooring. Directly in front of you is the open plan reception room which three double glazed windows , shelving , some fitted cupboards provide some very good storage, radiators, and wooden flooring.

The Open Plan Kitchen Single drainers sink unit with mixer taps, range of wall mounted and base cupboards providing storage along with gas hob and an overhead extractor fan. There is also a built-in microwave and oven and an upright fridge freezer a dishwasher and wooden flooring.

As you come back out to the entrance hallway to the right-hand side is the modern family bathroom which is white suite comprising of an enclosed panelled Bath with a shower attachment , and a shower screen. There is a low level WC and a pedestal wash hand basin and part tiled walls.

This apartment has two double bedrooms with bedroom 1 having a double-glazed window, radiator, Carpet covered flooring and an En Suite Shower room which has a shower cubicle a wall mounted wash hand basin a WC, Tiled walls and flooring. Bedroom 2 again a double has a radiator , Double glazed Window and carpet covered flooring.

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, 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.

All viewings are by appointment only through Martin and Co Bath

Service Charge and Ground Rent TBC



Property

Type:	Flat / Maisonette	Price Guide:	£340,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	742 ft ² / 69 m ²	Start Date:	19/12/2012
Plot Area:	6.84 acres	End Date:	20/12/2262
Year Built :	2007-2011	Lease Term:	250 years from 20 December 2012
Council Tax :	Band C	Term Remaining:	238 years
Annual Estimate:	£1,916		
Title Number:	ST303689		
UPRN:	10023110376		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



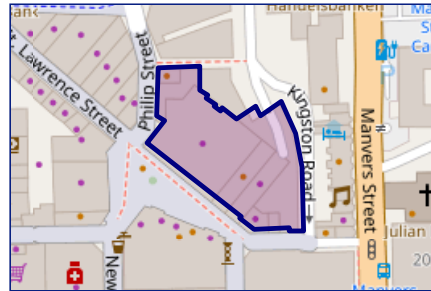
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



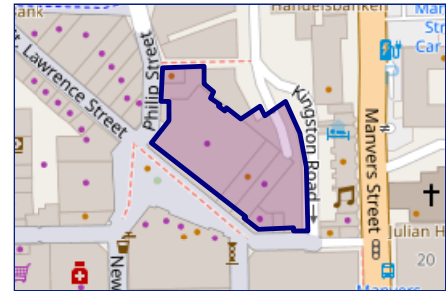
ST303689

Start Date: 23/02/2012
 End Date: 19/04/2136
 Lease Term: 125 years
 from 19 April
 2011
 Term Remaining: 112 years



ST297726

Start Date: 23/02/2012
 End Date: 19/04/2136
 Lease Term: 125 years
 from 19 April
 2011
 Term Remaining: 112 years



ST297512

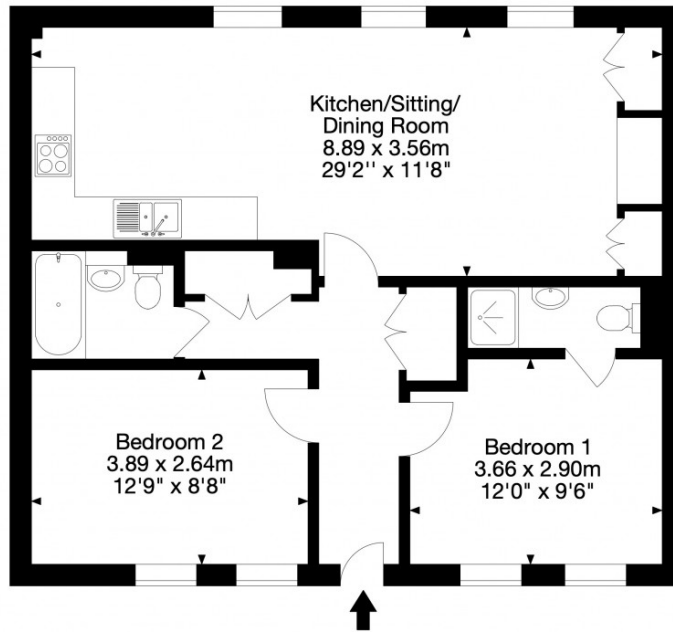
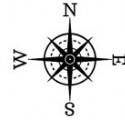
Start Date: 19/12/2012
 End Date: 20/12/2262
 Lease Term: 250 years from
 20 December
 2012
 Term Remaining: 238 years





2, PHILIP STREET, BATH, BA1

Philip House, 2 Philip Street, Southgate, Bath BA1 1AU
Gross Internal Area (Approx.)
67 sq m / 724 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.

2 PHILIP STREET, CITY CENTRE, BA1

Energy rating

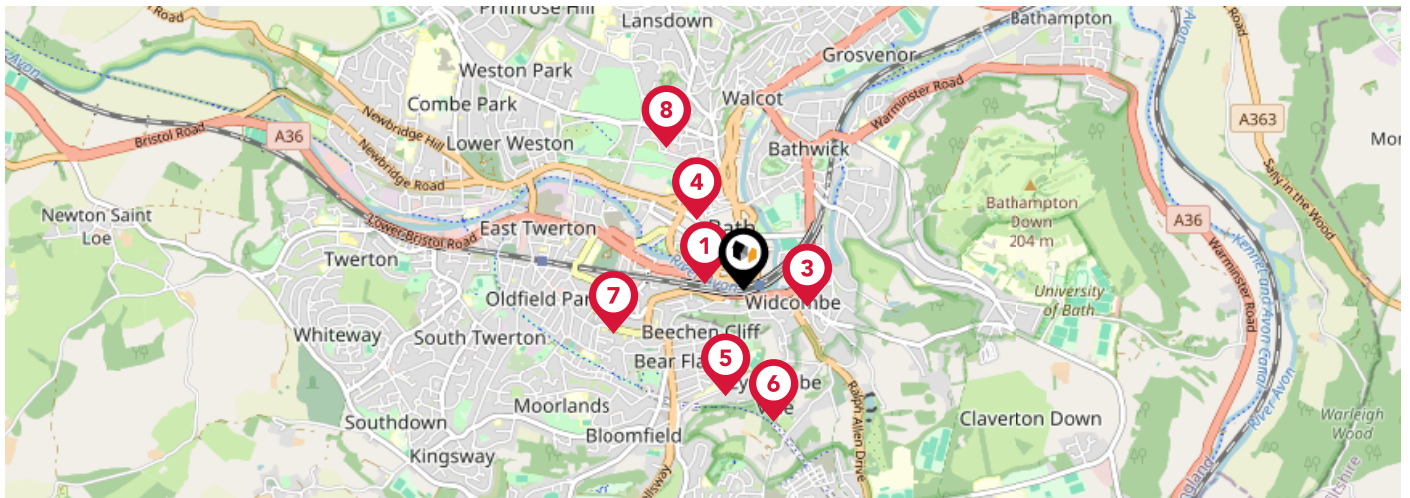
C

Valid until 18.02.2031

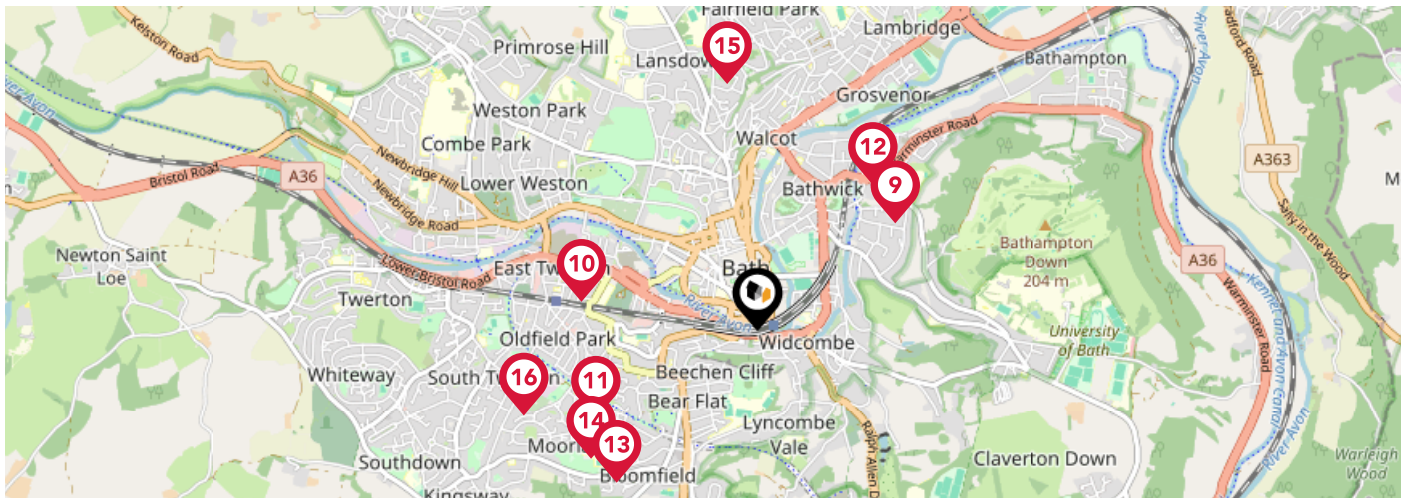
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

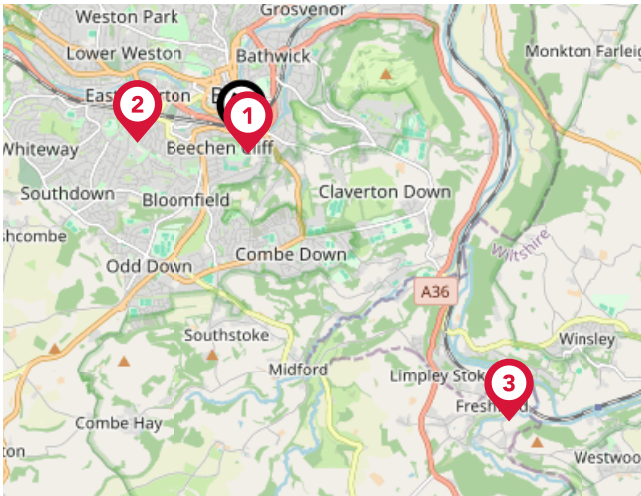
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
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 36% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	69 m ²



		Nursery	Primary	Secondary	College	Private
1	Bath College Ofsted Rating: Good Pupils:0 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beechen Cliff School Ofsted Rating: Inadequate Pupils: 1286 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 261 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

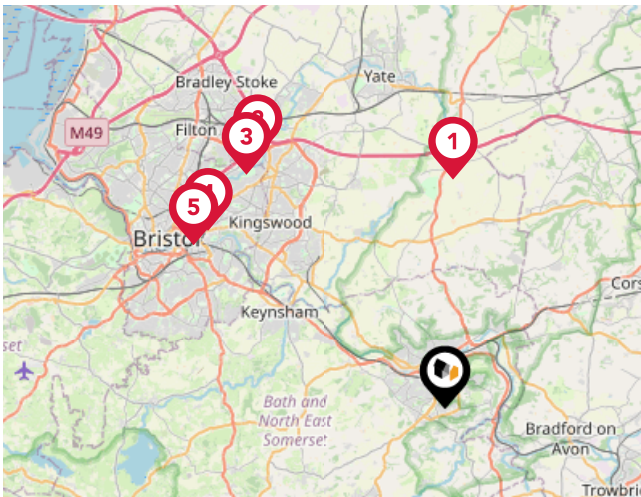


		Nursery	Primary	Secondary	College	Private
	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 315 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Junior School Ofsted Rating: Good Pupils: 224 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Infant School Ofsted Rating: Good Pupils: 169 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



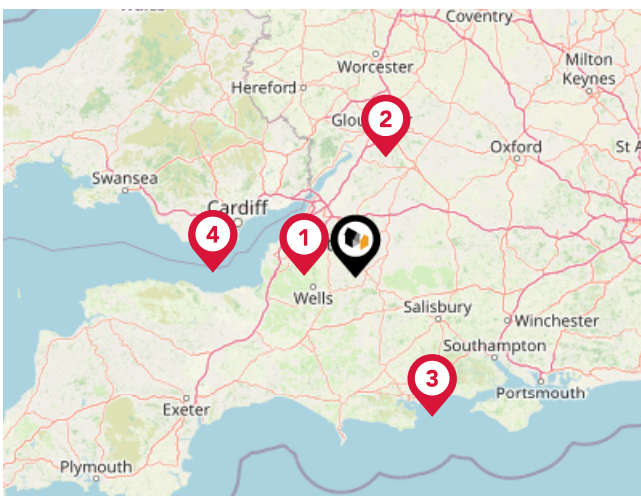
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.13 miles
2	Oldfield Park Rail Station	0.95 miles
3	Freshford Rail Station	3.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.49 miles
2	M4 J19	11.57 miles
3	M32 J1	11.34 miles
4	M32 J2	10.95 miles
5	M32 J3	11.09 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.23 miles
2	Gloucestershire Airport	36.55 miles
3	Bournemouth International Airport	47.49 miles
4	Cardiff International Airport	42.34 miles

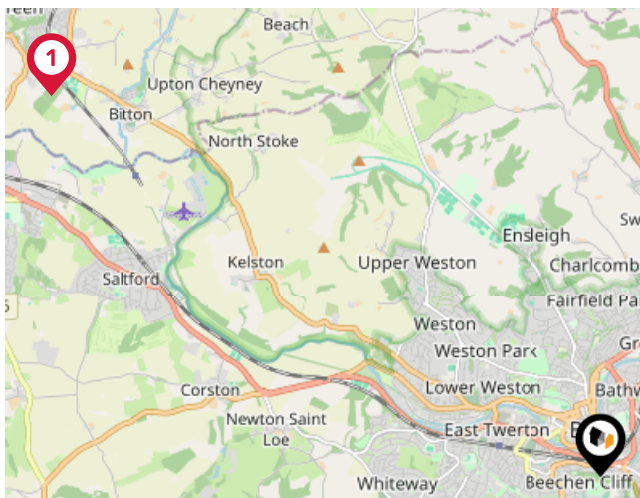
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dorchester Street	0.08 miles
2	obsolete	0.09 miles
3	Dorchester Street	0.09 miles
4	Manvers Street	0.08 miles
5	SouthGate	0.08 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.19 miles



Ferry Terminals

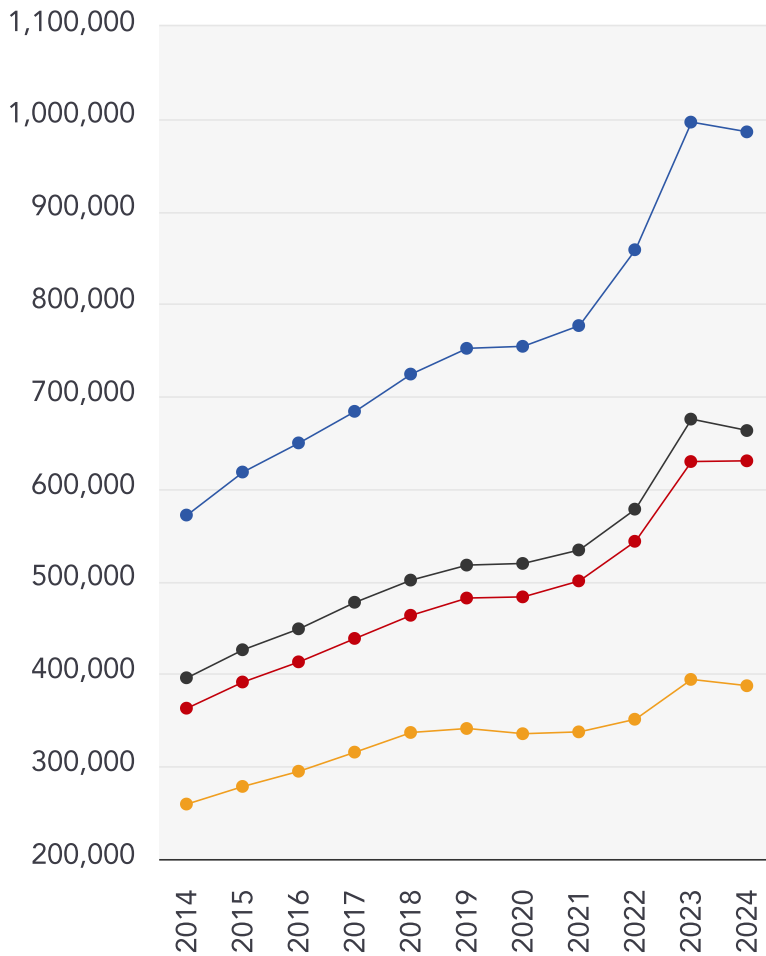
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.84 miles
2	Temple Bridge (Bristol) Ferry Landing	10.97 miles
3	St Philip's Bridge	11.09 miles

Market

House Price Statistics



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



Detached

+72.44%

Terraced

+67.5%

Semi-Detached

+73.65%

Flat

+49.31%



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.



/martincouk



/martincouk



/martinco_uk/



/company/martin-&-co-/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Bath or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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

