

# whiteley helyar



585 ft<sup>2</sup>



bedroom



bathroom



on-street  
parking

Guide Price                      £300,000

Garden Flat, 129 Newbridge Road, Bath, BA1 3HG

A wonderful garden apartment on the western side of the city, with a private entrance and offered with no onward chain. The quarry tiled entrance hall opens to nicely proportioned rooms, with the impressively sized bedroom and reception room both having bay windows and fitted storage, whilst the modern kitchen and a bathroom also offer great storage solutions.

### ACCOMMODATION

Spacious entrance hall  
Sitting/dining room with bay window and access to the garden  
Bay fronted double bedroom with built-in wardrobe  
Modern kitchen with walk-in pantry area  
Contemporary bathroom with utility cupboard  
Garden/bike store

### EXTERNALLY

The southerly rear garden is enclosed with very useful gated side access. An area of patio adjacent to the building provides somewhere to sit and enjoy that sunny aspect, whilst a good size lawn flanked by planted borders leads down to a gravelled area at the bottom of the garden. There is a sturdy glazed shed to the rear of the garden, along with a lockable store adjacent to the front door that would be perfect for storing bikes.

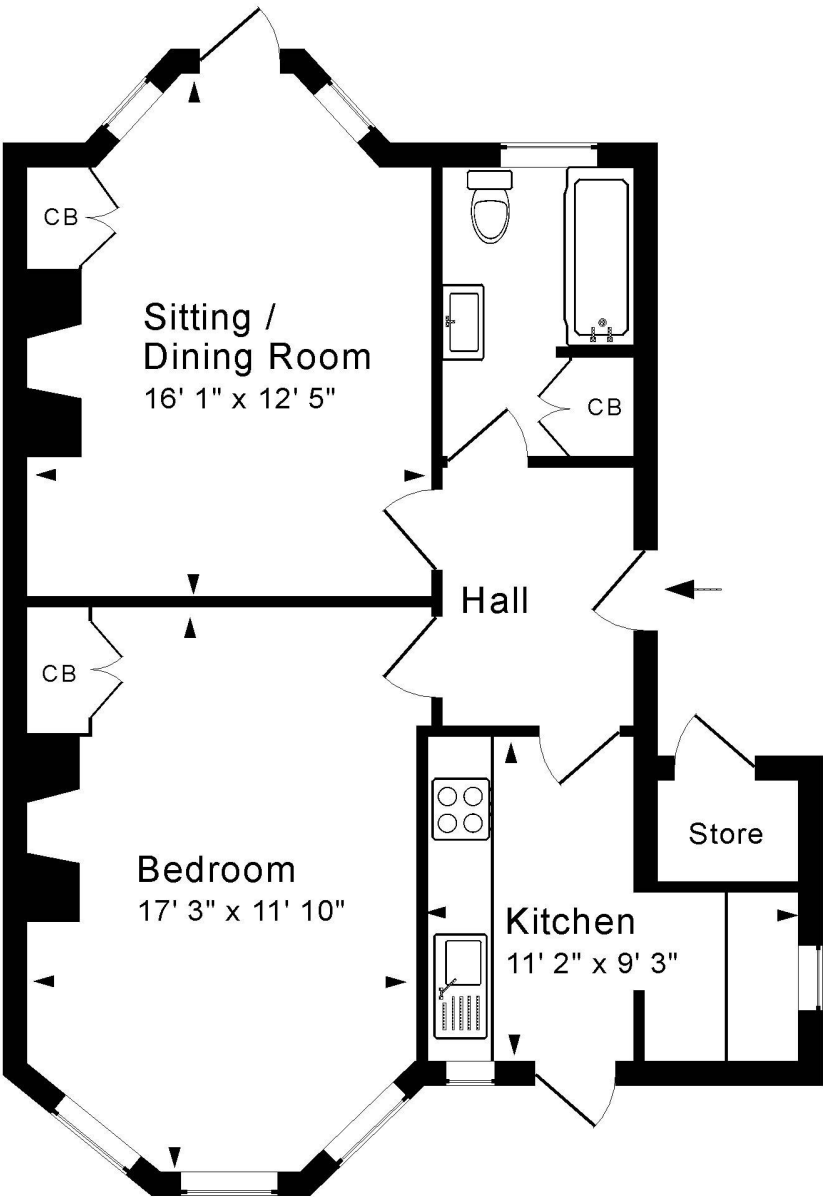
### LOCATION

The apartment occupies an extremely popular position, within a short walk of the various shops and amenities in Chelsea Road. The Royal United Hospital and a number of a highly regarded schools are close by, and the property is well served by frequent bus services into the city centre (just over a mile away). The two tunnels cycle circuit, canal towpath, popular Locksbrook Inn, playground and Victoria Park can also be found nearby, with good access to the M4 Motorway without having to cross the city.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Tenure:** Share of Freehold  
**Service Charge:** No regular payments - costs are split at a third share when they arise.  
**Council Tax Band:** 'B' = £1,638.83



Garden Level

Approx. Gross Internal Floor Area 585 Sq. Ft. / 54 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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129 Newbridge Road, Bath, BA1 3HG.