

whiteley helyar



790 ft²



3 bedrooms



shower room



garage

Guide Price £325,000

9 Hockley Court, Weston Park West, Bath, BA1 4AR

A three bedroom, first floor, purpose-built apartment in a wonderfully tranquil location with balcony, garage and no onward chain. Just over a mile from the city centre, the development sits within communal grounds, adjacent to the Archery Field park, and is a very pleasant level walk from all that Bath has to offer.

ACCOMMODATION

Entrance hall with built-in storage/cloaks cupboard
Sitting/dining room with park views and access to the balcony
Modern kitchen, also with those parkland views
Three bedrooms
Contemporary shower room

EXTERNALLY

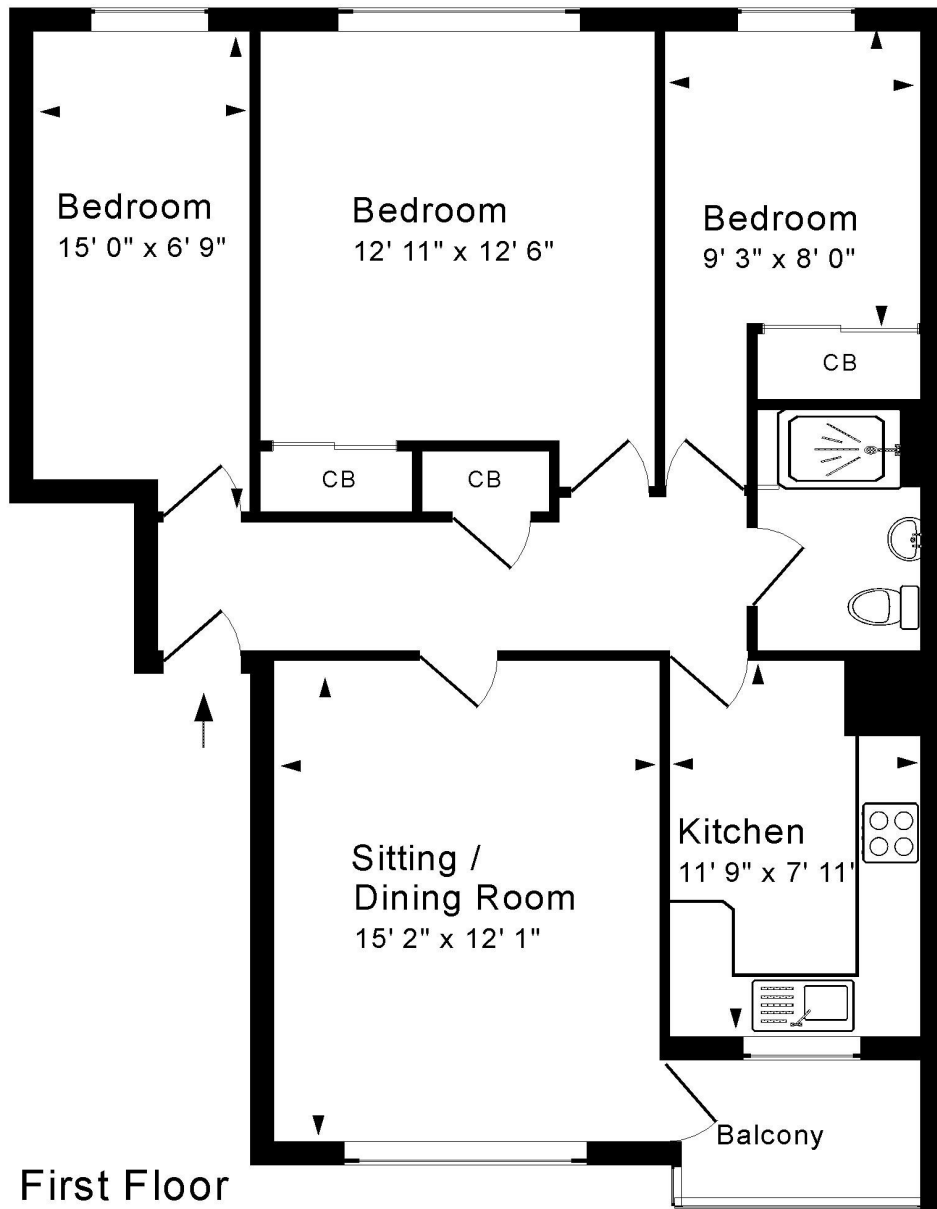
As well as the balcony accessed from the reception room, the apartment has access to the communal gardens, which are predominantly laid to lawn bordered by trees and shrubs. The single garden in a block as you enter Hockley Court, with an up and over door.

LOCATION

The property occupies a lovely position, adjacent to the Cotswold Way, being quiet yet very handily placed. It is close to Royal Victoria Park - with its superb Botanical Gardens, extensive children's playground, golf and tennis - and less than 1½ miles from the centre of Bath. The excellent shops and amenities on Weston High Street are very nearby, as are Snapdragons Nursery and King Edwards Pre-Prep. Both Royal High & Kingswood Junior and Senior Schools, and the Royal United Hospital are close at hand. Beautiful walks through open countryside are within easy reach, and swift access to the M4 is available without having to cross the city.

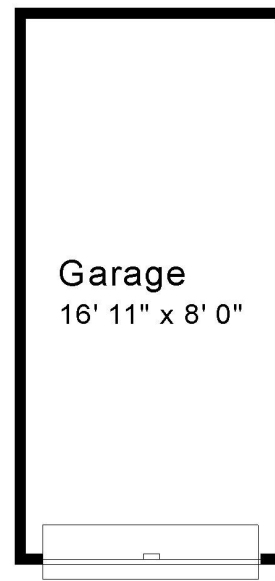






Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Lease length: Remainder of 999 years
Service charge: £1,900 per annum
Council Tax Band: 'C' - £1,968.48



Approx. Gross Internal Floor Area 790 Sq. Ft. / 73 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0852
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