



**NASH
& CO**

Newbridge Road
Newbridge | Bath



Summary

Offered for sale with no onward chain, this beautifully upgraded garden apartment forms part of an attractive Victorian villa on Newbridge Road, Bath. The spacious and well-proportioned one-bedroom property benefits from a private entrance and exclusive ownership of a beautifully landscaped, south-facing rear garden. The accommodation comprises a private entrance leading into a wide hallway, a generous double bedroom with a bay window to the front, a large sitting room overlooking the rear garden, a brand-new Shaker-style galley kitchen, and a newly fitted bathroom. The property also enjoys a small sloping front garden. Access to the apartment is via steps leading down from street level to the private entrance.

Location

The popular Newbridge area of Bath is situated approximately 1.5 miles west of the city centre. The property is conveniently positioned close to the shops and amenities on Chelsea Road, including a Spar store, newsagent, Thai restaurant, Italian deli, coffee shop, vegetarian restaurant, bakery, hairdressers, dentist and hardware store. There is also a Marks & Spencer Foodhall, Lidl supermarket and Tesco Express nearby. Other local amenities include a chemist and doctors' surgery on Newbridge Hill. The Royal United Hospital and Royal Victoria Park are both within walking distance. The River Avon foot and cycle path provides a pleasant route into the city centre and out to the surrounding countryside. A regular bus service operates to and from the city centre, with stops on Newbridge Road. There is also easy access to the A4 towards Bristol and the M4 (Junction 18) via Lansdown Lane. Oldfield Park railway station is within walking distance.



- Garden apartment within a Victorian villa
- No onward chain
- Private entrance
- Spacious and well-proportioned accommodation
- Generous double bedroom with bay window

- Large sitting room overlooking the garden
- Brand new Shaker-style kitchen and fitted bathroom
- South facing rear garden
- Convenient location close to Chelsea Road, Royal United Hospital and great transport links to Bath city centre
- Spacious entrance hallway with storage cupboard

nashandcobath.co.uk

enquiries@nashandcobath.co.uk



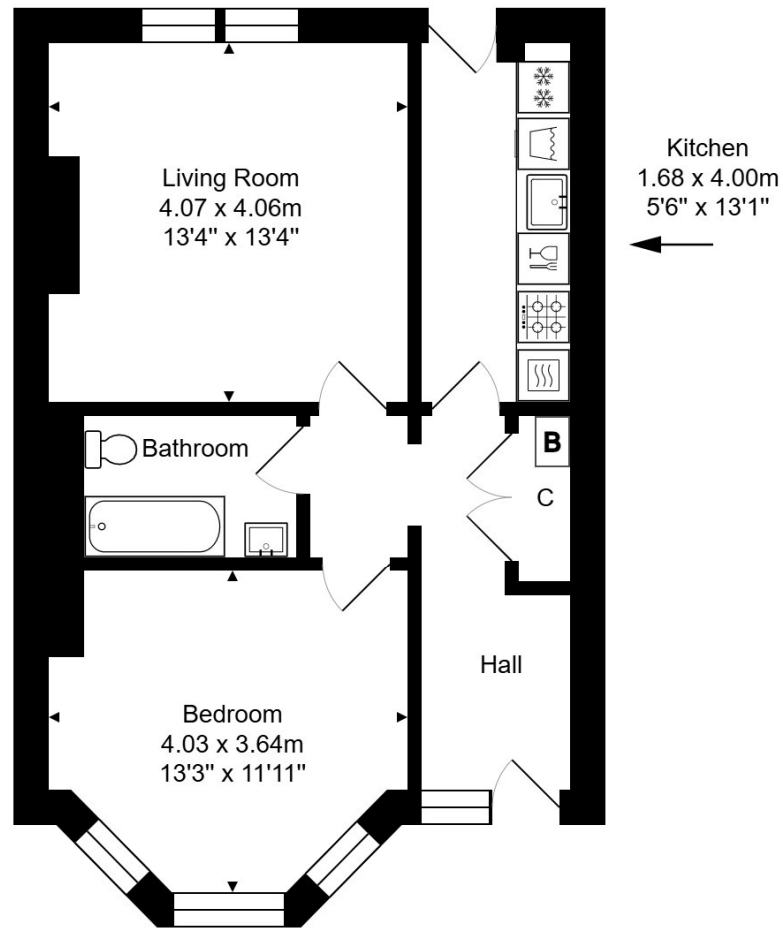


17 Chelsea Road, Bath, BA1 3DU

01225 444 800

enquiries@nashandcobath.co.uk

nashandcobath.co.uk



Total Area: 52.7 m² ... 568 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

Additional Property Information

- Leasehold tenure of 999 years
- Service charge of £592pa
- EPC rating C
- Council Tax band B

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.