

# KIT JOHNSON

residential



Weston, Bath

£169,000

**Top Floor Retirement Apartment in Sought After Development.**



31 Sheppards Gardens  
High Street  
Weston  
Bath  
BA1 4DF

**PRICE: £169,000**

A well appointed top floor apartment in this sought after development off Weston High Street. The accommodation includes a hall, living room, bedroom, bathroom and fitted kitchen, the apartment has a brand new heating system, water heating system and flooring. There are excellent communal facilities which include award winning gardens, laundry room, residents lounge and there is lift access within the main building. Located in the heart of Weston Village close to all local amenities as well as bus routes into Bath. The property is leasehold and will be granted a new 99 year lease on completion. A very contemporary feel, highly recommended.

**Over 60's Development**

**One Bedroom**

**Living Room**

**Fitted Kitchen**

**New Heating & Water System**

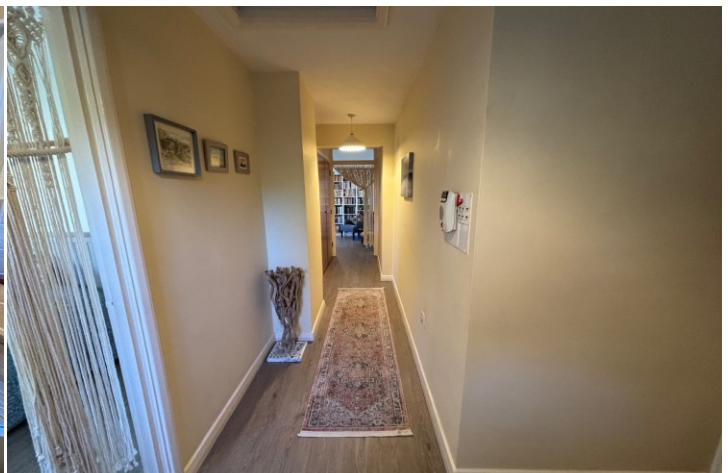
**UPVC Double Glazing**

**Warden Assisted (01225  
336140)**

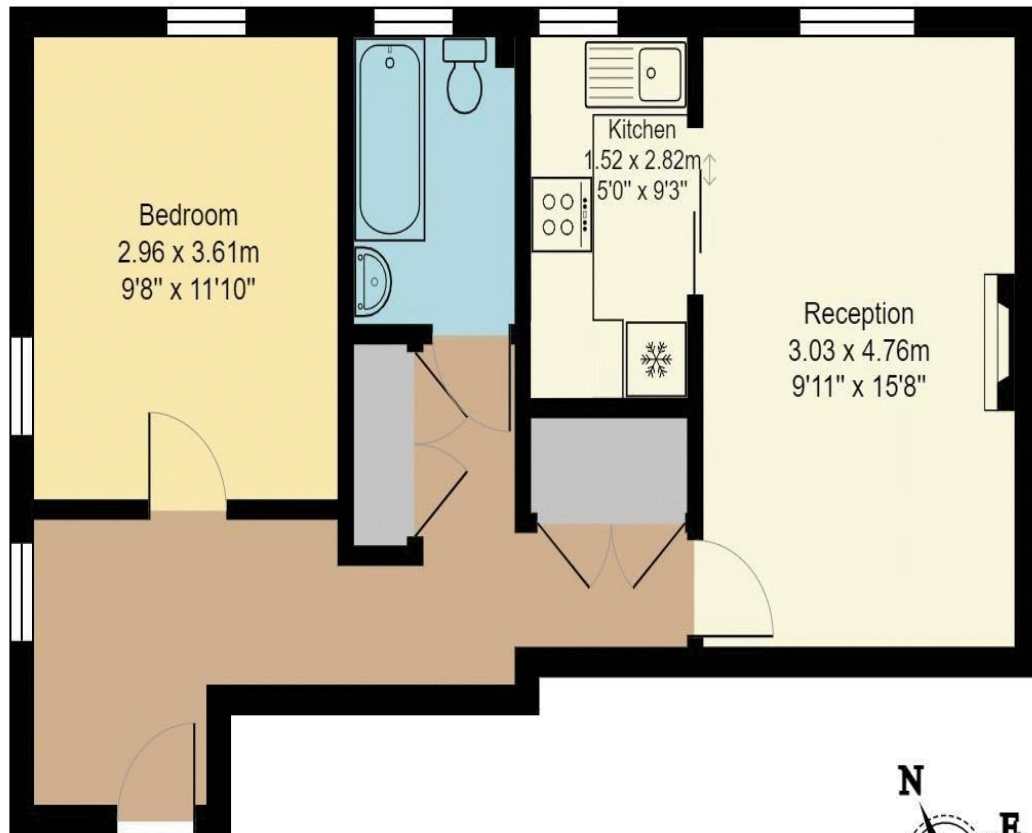
**522 Sq Ft (48.5 Sq Mt)**

**Service Charge £323.75pcm  
from 1st April 2026**

**Council Tax B £1762**



31 Sheppards Gardens



First Floor

Total Area: 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

[www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

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