

whiteley helyar



585 ft²



bedroom



bathroom

Guide Price £300,000

Flat 13, 1 New Marchants Passage, Bath, BA1 1AR

A wonderfully renovated purpose-built apartment, with lift access, in this most central of locations and offered with no onward chain. Built as part of a 2010/11 development, this modern flat has been extensively upgraded by the current owner, creating a high-quality home in the very centre of the city.

ACCOMMODATION

Entrance hall

Open plan kitchen/reception room with integrated appliances

Good size bedroom with a range of bespoke fitted wardrobes

Contemporary bathroom with underfloor heating

EXTERNALLY

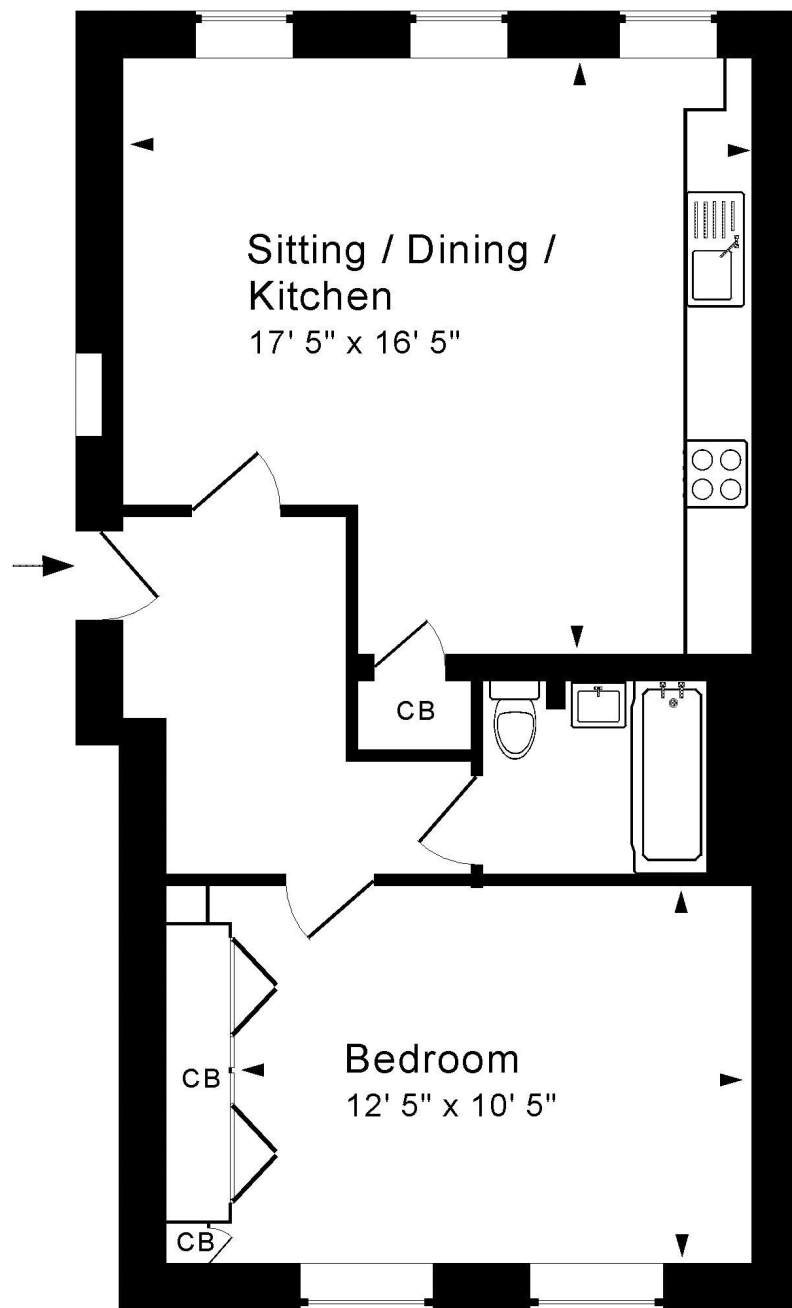
The flat has access to a paved communal outdoor space, broken up by raised planters. There is also a very useful secure bike store, as well as a store to keep the bins & recycling out of the apartments.

LOCATION

The flat occupies a central and excellent position, above the Southgate shopping area, and therefore within a very short and level walk of the wealth of amenities in the city. Bath Spa Railway Station, the Bus Station, the Recreation Rugby Ground, Sports centre and Theatre Royal are all close at hand, as are countless shops and excellent restaurants and cafes.







Second Floor

Approx. Gross Internal Floor Area 585 Sq. Ft. / 54 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0918
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold
Length of lease: Residue of 125 years from 2011
Service charge: £2,569.36 ('26/'27)
Council tax band: 'B' £1,808.54 ('26/'27)

