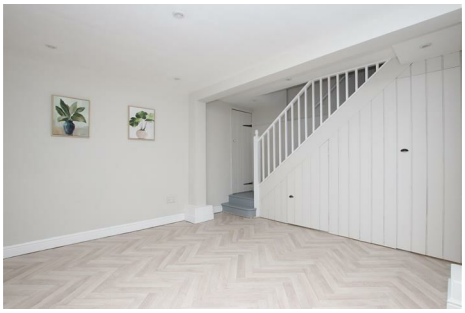
ASPIRE
TO MOVE









Kensington Gardens, Bath, BA1

Situated in the popular Kensington area of Bath, this property offers an excellent location for students looking to enjoy city living whilst benefiting from convenient transport links to both universities.

The University of Bath is particularly accessible via the U6 university bus service, which operates along the nearby London Road during term time, providing a direct connection to the Claverton Down campus. Bath Spa University students can also benefit from bus connections through the city centre to the Newton Park campus.

Bath city centre is approximately a 20–25 minute walk away, offering a fantastic selection of shops, cafés, restaurants, bars and entertainment. Everyday essentials are also close at hand, with a Morrisons supermarket and local amenities nearby.

An ideal location for students seeking a balance of convenience, accessibility and everything Bath has to offer.

£4,250 PCM

Kensington Gardens, Bath, BA1

- Five bedroom student property
- Terraced house
- Rear garden
- Lovely views
- Council tax band D
- Holding deposit: £980.00
- July 2027 available
- 6-week deposit.
- Student property

Five bedroom student property located on the slopes of Camden, Bath, offering four floors of accommodation this property is available from early July 2027. Property will be furnished.

Kensington Gardens is located in the Camden area of Bath, North East of Bath city centre and 0.9 miles from Milsom Street. There are plenty of local amenities in the local area including a supermarket, shops and a few excellent pubs. Kensington Meadows is also just 0.3 miles away.

On entering the property there is an entrance hall. Off to the right is a bedroom with bay window, solid wood flooring and feature fireplace. Also on the ground floor is another bedroom, utility room and shower room. An enclosed staircase leads downstairs and there is a dining/living room with storage cupboard beneath the stairs. The kitchen has base and wall units, double oven, gas hob, and a fridge. A conservatory leads you through to french doors and to the low maintenance rear garden.

On the first floor there are two further good sized double bedrooms and a large bathroom. The bathroom has roll top bath, seperate shower, WC and sink as well as underfloor heating. On the top floor there is the third, attic bedroom. This room has eaves storage as well as three Velux windows. This room as well enjoys splendid views towards bath city centre and the south side of the city.

The garden is located to the rear and has three tiers, two gravelled and one with AstroTurf. There is also rear access.

The property is available from the beginning of July 2027. The property will be offered furnished and the property also benefits from solar panels on the roof, helping lower energy costs.

Council Tax Band D - £2,325.27



















Floor Plan

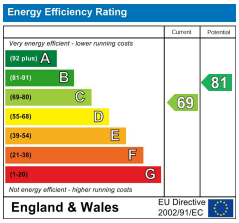


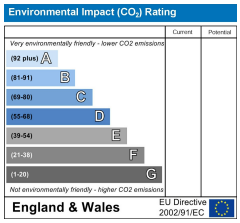
KENSINGTON GARDENS, BATH, BA1

TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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