



WentWorth
Estate Agents



Flat 3, Norfolk Court Nelson Lane, Bath, BA1 2AW

- Ground floor studio flat
- Modern and well-proportioned
- Easy access into the City Centre
- Close to Royal Victoria Park
- No Onward Chain

Price guide £170,000

Location

Norfolk Court is on a no-through lane just off the park in front of the wonderful Georgian sweep of Norfolk Crescent, adjacent to the River Avon. Take a stroll along the riverside walk or along New King Street, straight into the heart of the city. This superb position is within the very heart of Bath, just off Queen Square a popular place to sit and enjoy a picnic lunch. Within a level walk are the excellent cultural and leisure amenities of the historic city centre, including many fine restaurants and specialist shops, museums, art galleries and theatres. With a variety of historical sites, the city also benefits from beautiful parks and public areas. This studio apartment is a stroll away from the impressive Royal Victoria Park and botanical gardens. Bath Spa Railway Station is a walk away and is mainline to London Paddington (90 minutes).

Internal Description

Entering the property by way of a private front door, you step into a small vestibule where you will find a utility cupboard. The living room has space for lounge furniture and a bed, and the modern kitchen is neatly tucked into the right hand corner. The shower room comprises of a shower cubicle, wash hand basin and w/c.

Additional Information

Tenure: Leasehold

Lease Years Remaining: Circa 986 years

Service Charge: Approx: £1554.89 per annum

Council Tax Band: B

Local Authority: Bath and North East Somerset

EPC Rating: C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

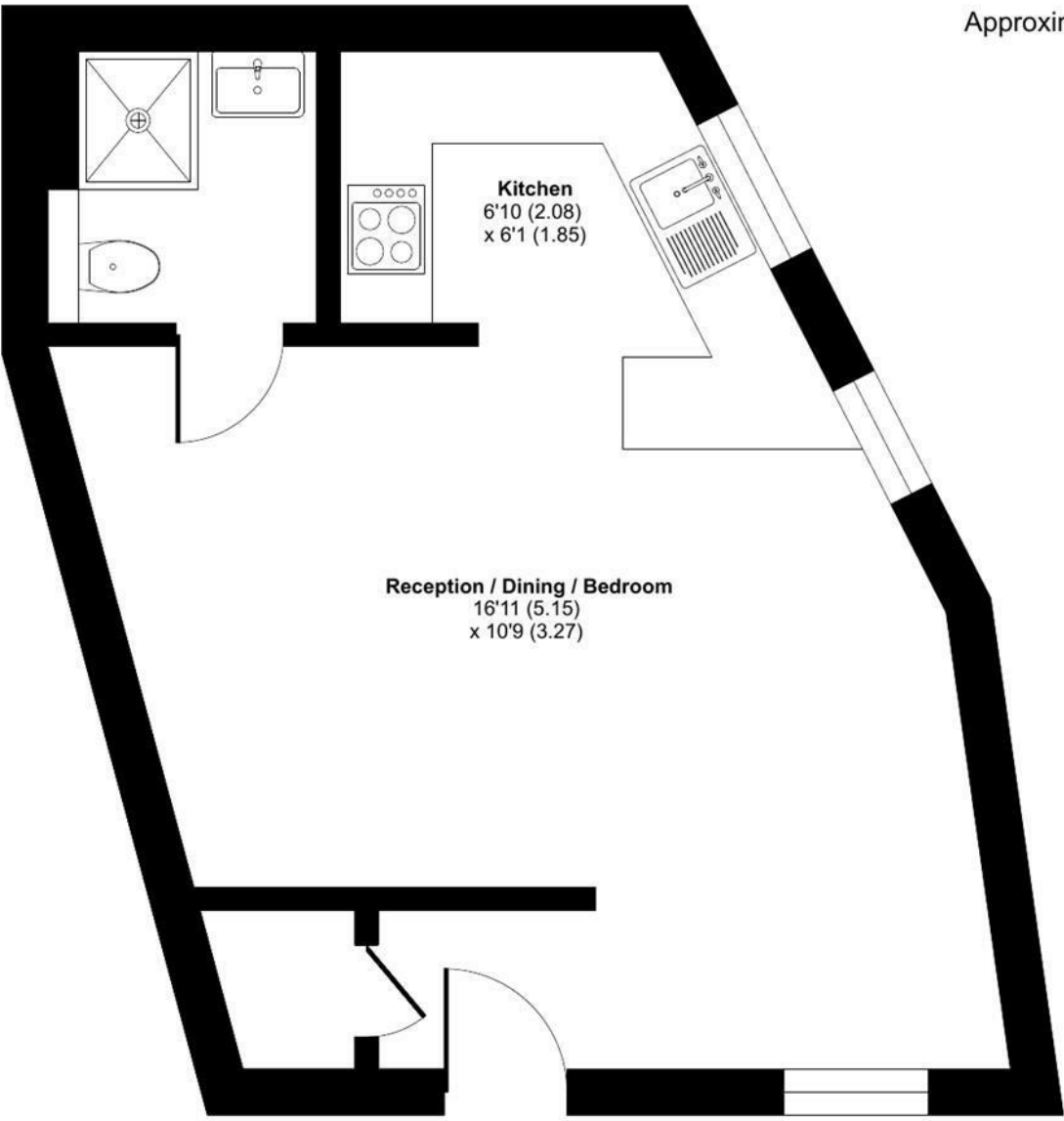
Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Norfolk Court, Nelson Lane, Bath, BA1

Approximate Area = 355 sq ft / 32.9 sq m

For identification only - Not to scale



GROUND FLOOR

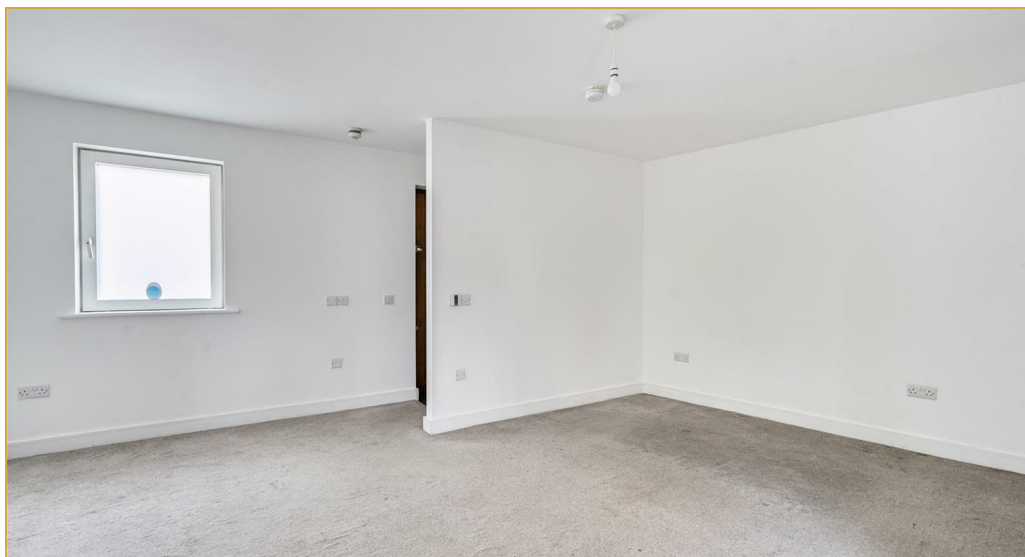
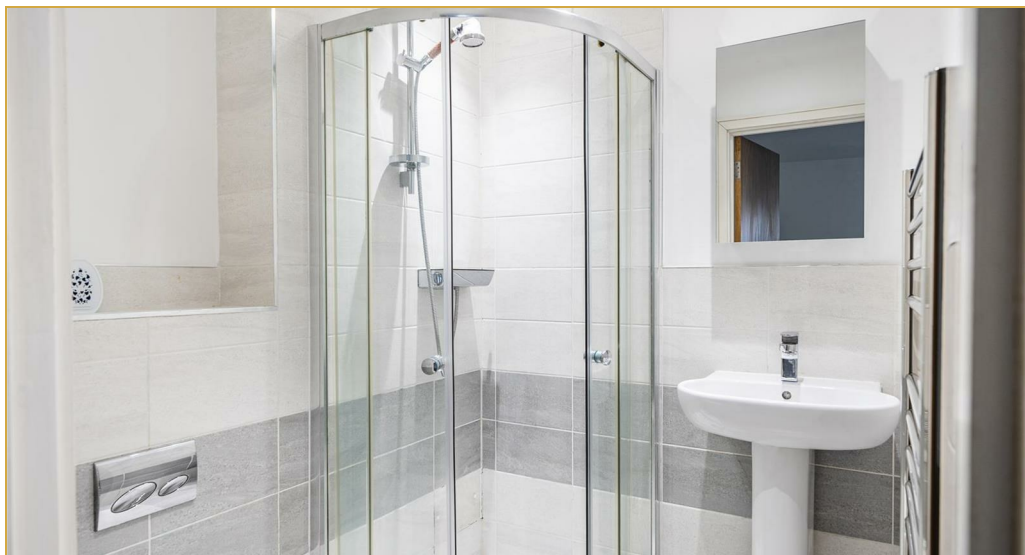


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for WentWorth Estate Agents (Bath). REF: 1464124



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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