
Controlled
ZONE CB
49
Garden Flat
WentWorth
Estate Agents



Top Floor, 49 Newbridge Road, Newbridge, Bath, BA1 3HF

■ One bedroom Top Floor Flat ■ Living room/Diner ■ Kitchen ■ Newly updated shower room ■ Well located for city centre ■ Good transport links ■ Offered for sale with No Onward Chain ■ Ideal first time buy or investment

Price guide £190,000

Location
Newbridge Road is situated just a level walk West of Bath City centre. This location benefits from a host of local amenities within easy walking distance including the ever popular Chelsea Road, a doctor's surgery and chemist on Newbridge Hill. The Royal United Hospital is also within striking distance alongside a selection of excellent primary and secondary schools, all accessible on foot or by bus, with a local Park & Ride facility situated on Newbridge Road. There is good access for those needing to commute to Bristol on the A4 and those needing the M4 motorway at junction 18.

Internal Description
Entering the property you are greeted with a communal hallway with stairs rising. Once inside the flat, you will find a bright living room, with plenty of storage, a compact yet fully equipped kitchen which will have all white goods included. The bedroom is a good sized double and is both light, bright and benefits from eves storage. The shower room has been recently installed and is well-proportioned and well-appointed.

External Description
The flat is located on the top floor of this attractive Victorian property.

Additional Information
Tenure: Leasehold, with share of Freehold, approximately 959 years remaining on the lease.
Service Charge: Approximately £1320 per annum, which includes the buildings insurance.
Ground Rent: Peppercorn
Council Tax Band: B
Local Authority: Banes
EPC Rating: D

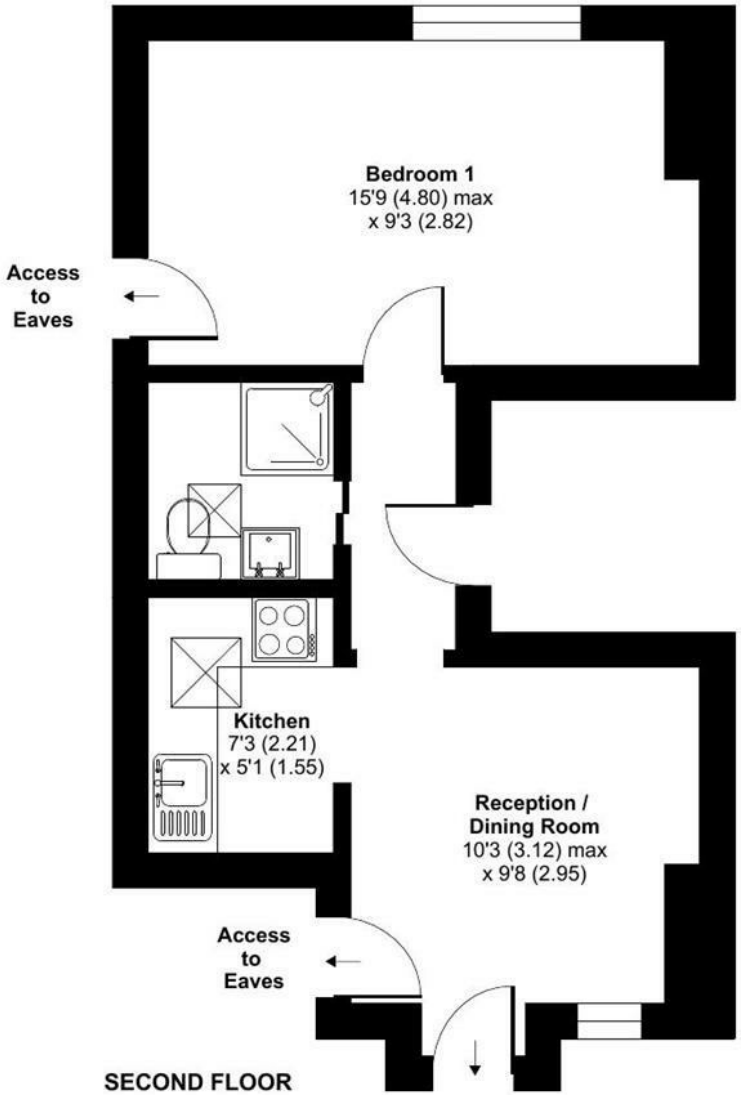
Agents Note
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for 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.

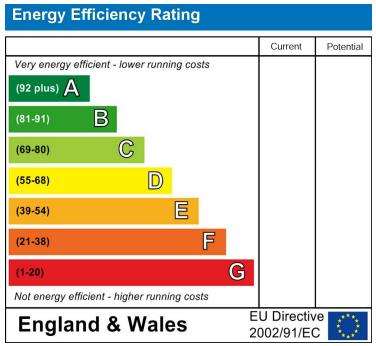
Newbridge Road, Bath, BA1

Approximate Area = 356 sq ft / 33.1 sq m

For identification only - Not to scale







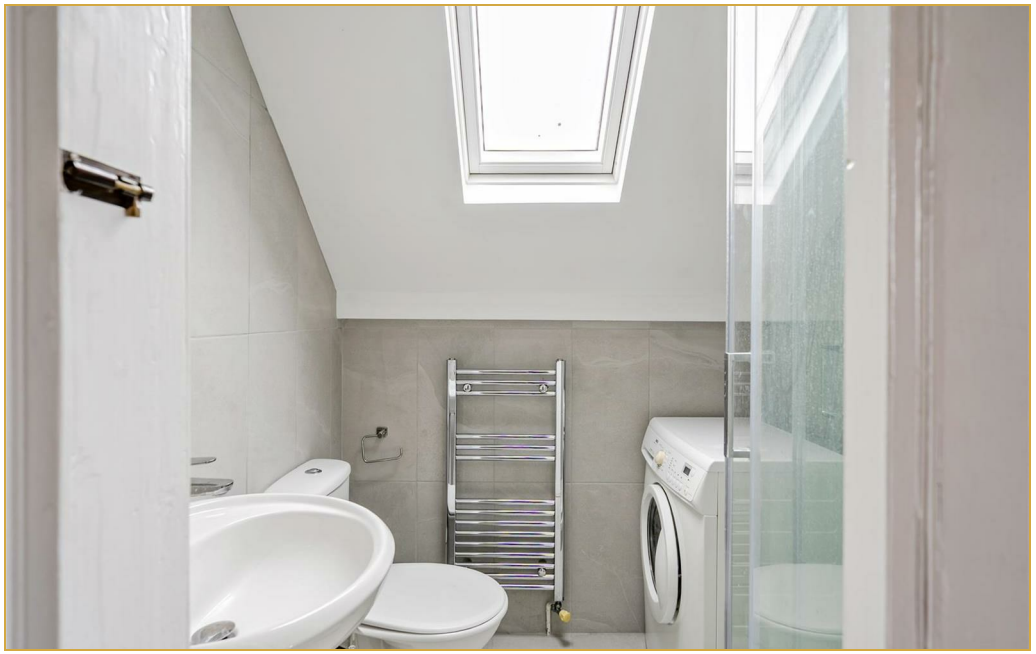
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1541026

WentWorth Estate Agents

















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