



WentWorth
Estate Agents



Flat 1, 11 New King Street, Bath, BA1 2BL

- One Bedroom Basement Apartment.
- Bright and Spacious Living Accommodation.
- Impressive Rear Garden.
- Centrally Located.
- Ideal First Time Buy.
- Share of Freehold.

Price guide £280,000

Location

This spacious one bedroom basement apartment can be found in the central location of New King Street, which is just a few minutes walk into Bath City Center. Situated just minutes from the Circus, Royal Crescent and Roman Baths, with a huge array of restaurants, cafes, bars, shopping and other public amenities, this property is perfect for anyone looking for a central location. The property also benefits from a short level walk to the train and bus station, which connects you to London, Bristol and other local villages.

Internal Descriptions

Entering the building you will find a communal hallway with stairs leading down to the apartment. Once inside, you are met with a hallway which leads into the living room. The spacious living room enjoys plenty of natural light and a patio door leading out to the garden. The bedroom is a good sized double with built in cupboards. A well-appointed kitchen offers plenty of storage and has space for a fridge/freezer. A lobby then leads you into the impressive vault, which is currently utilised as a home office.

External Descriptions

Externally, to the rear you will find a generous garden with lawned area, flanked by mature trees and shrubs. A second vault is to be found via a small courtyard.

Additional Information

Tenure - Leasehold

Council Tax Band - B

Management Company - Bath Leasehold Management

Years remaining - 959

Annual Service Charges - Approx. £2625

Annual Ground Rent - £15

Agents Note

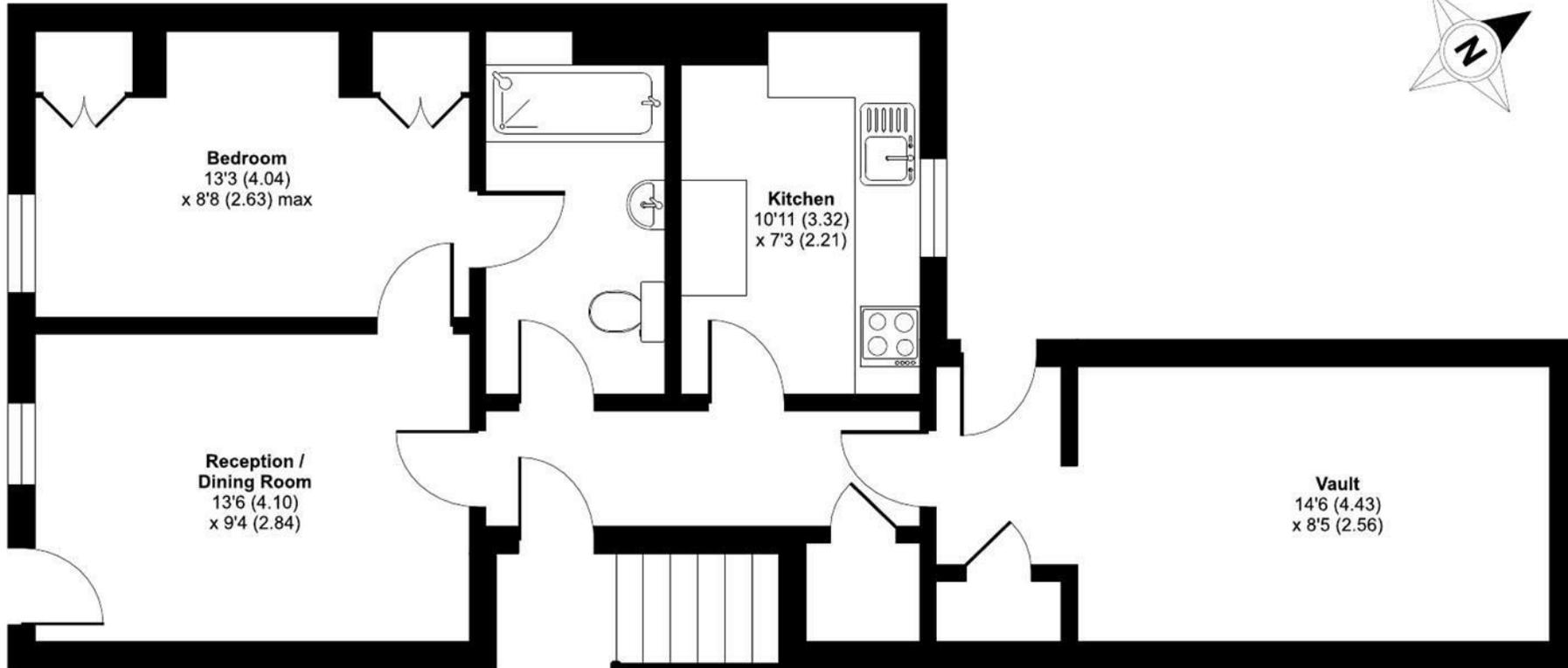
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment,

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.

New King Street, Bath, BA1

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

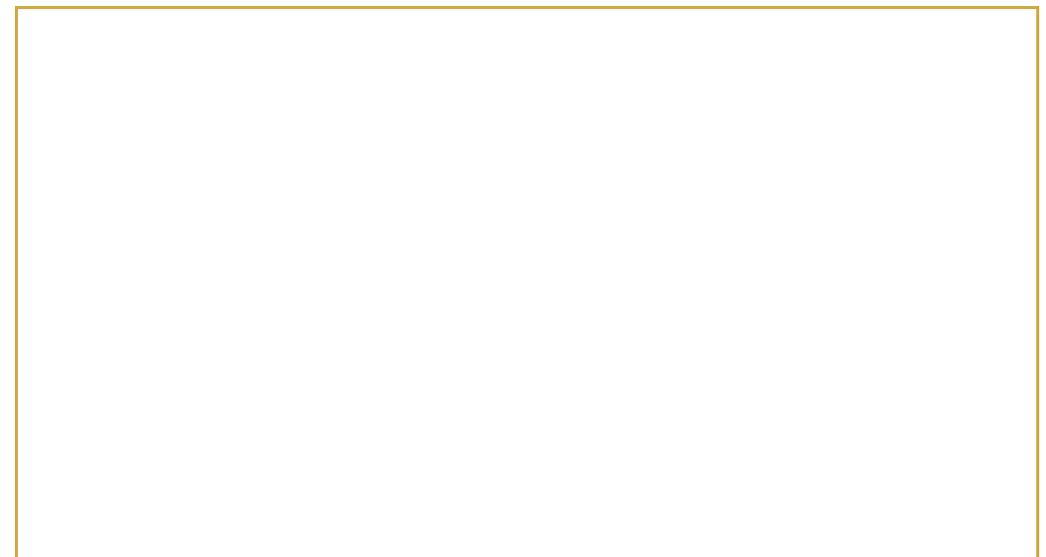
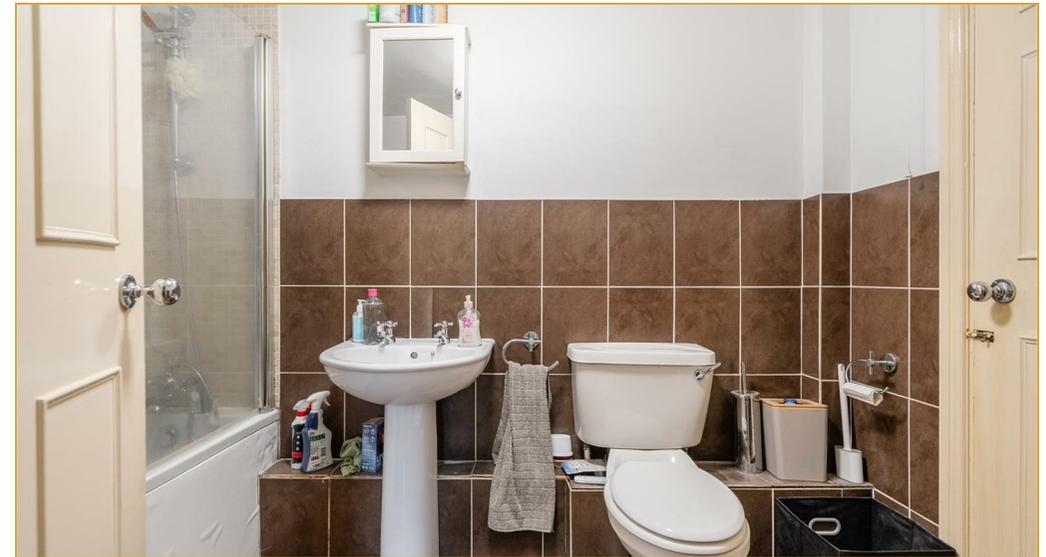
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1374507







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