

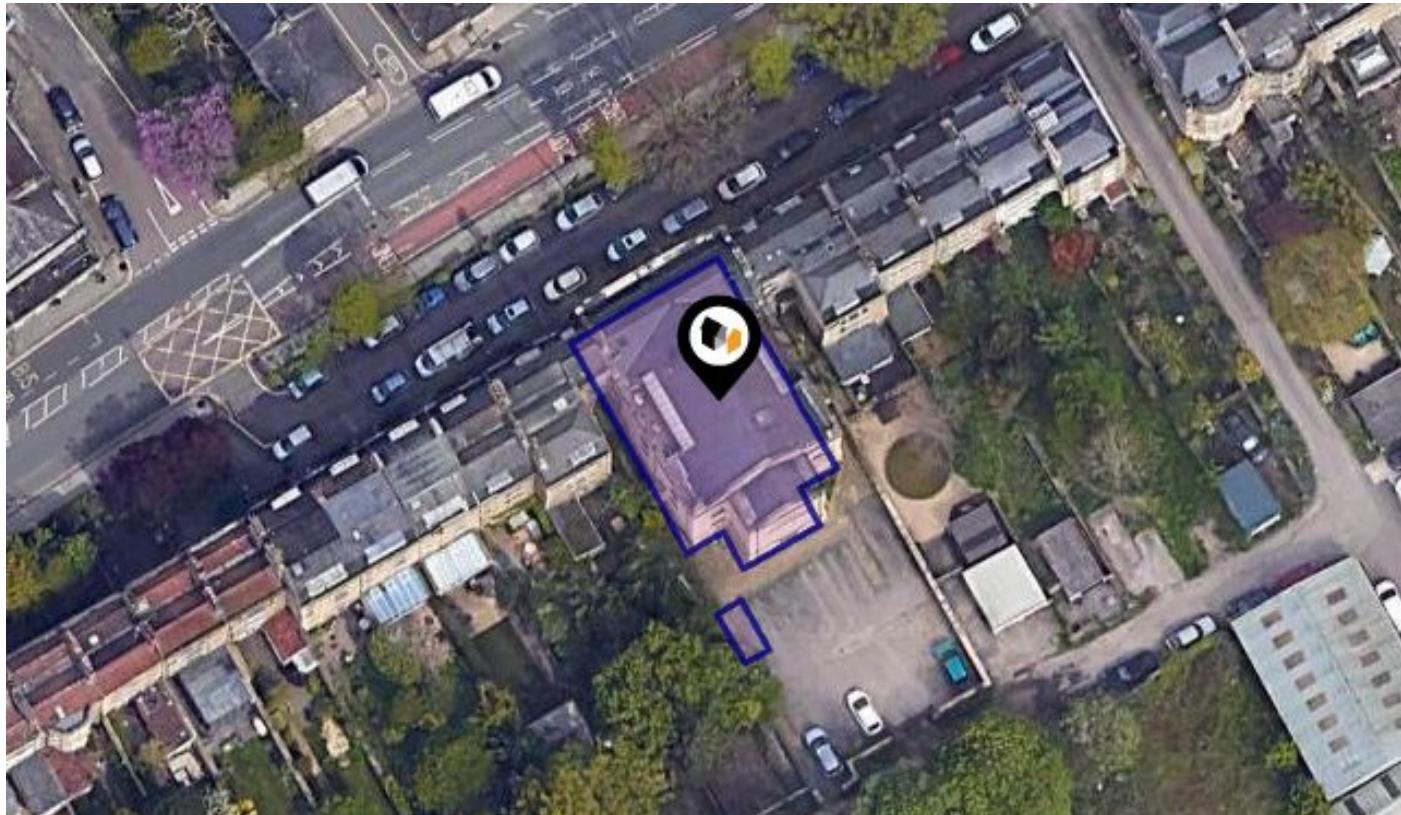


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



BATH, BA1

Martin & Co Bath

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Introduction

Our Comments



Enjoy the heritage of Bath to the fullest by viewing this luxurious Kensington Chapel apartment being sold with no onward chain and share of the freehold. Available to view from the 14th of January 2026 and now booking in viewings. The original grade II listed chapel was built in 1795, designed by the architect John Palmer and converted into luxury apartments in 2010. This property can be bought as seen, with all the furnishings should you wish and they are of the highest standard, with no expense spared by the current owner. This property would be a fantastic family home, private rental or Airbnb which is its current use, generating a good income with excellent future bookings.

It's the perfect property to get away with friends or family, which has made the Airbnb, so successful and as a private let the demand would be considerable, taking into consideration the location and the unique accommodation on offer. To enter the building, there is a security entrance phone system. You will notice almost immediately how well the communal areas are maintained and there is also a lift servicing all floors, plus the added advantage of some of the chapel's original features.

The apartment is on the third floor of the chapel, and once inside the scale and quality of this property will be apparent. You'll find a wrap-around, open-plan dining, living, study area and the very modern and well-appointed kitchen. The dining and living areas look out onto the roof-top terrace and high ceilings in the kitchen and features a stunning, modern chandelier.

There is a cosy, but functional study/ work from home space that includes some fun lighting features and is a nice spot to work from according to the owner. The living room is generous in size and allows space for a sizable dining room table with 6 chairs. The Bi folding doors bring the terrace into this room, as you can see from the photos and the video. There is enough space for two sizable sofas and a large TV along with some stylish hanging lighting in the centre of the room and over the current dining area. The modern kitchen has a real sense of style, is well appointed with plenty of cooking space, work top surfaces and plenty of storage.

There is a single drainer sink unit with mixer taps, a built-in hob unit with an overhead extractor fan along with a built-in oven, washing machine, dishwasher, wall light points, spotlights, part tiled walls and a high flank window adding to the natural light. From the front door to the left hand side you'll find a separate toilet, airing cupboard and directly to your front is the master suite which can fit a king-sized bed, and has an en-suite bathroom which is beautifully decorated and features a half-circle bath with mixer taps, low level WC, display shelving, down lights and wash hand basin.

Turn left at the front door and you will head towards the 2nd bedroom and mezzanine floor which is currently used as a 3rd bedroom for the Airbnb with enough space for two king-sized beds. However, depending on your needs and requirements, the mezzanine floor could be a great study or office space. There is a walk-through dressing room and an en-suite shower room with a fully enclosed shower unit, a wall-mounted wash hand basin, low level WC, and wall-mounted radiator. The external terrace is a amazing decked area to entertain on or if you just want to chill out. The privacy due to its design with built-in seating and lighting along with some great views. To the rear of the property there is parking for 1 car and the access road is to the left hand of the building as you look at it. . Service charge £3214 per annum



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/04/2011
Floor Area:	1,173 ft ² / 109 m ²	End Date:	27/03/3009
Plot Area:	0.08 acres	Lease Term:	999 years from 27 March 2010
Year Built :	2011	Term Remaining:	983 years
Council Tax :	Band Deleted		
Title Number:	ST291673		

Local Area

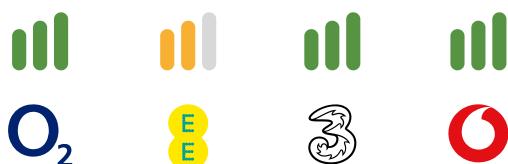
Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6 mb/s	66 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



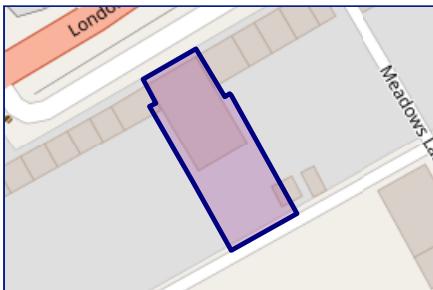
Satellite/Fibre TV Availability:



Property Multiple Title Plans

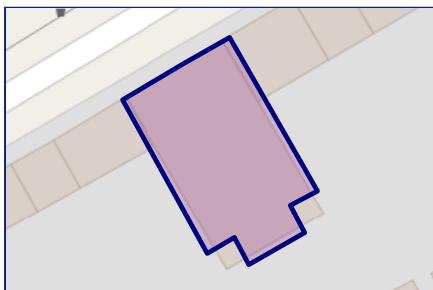


Freehold Title Plan



AV1337

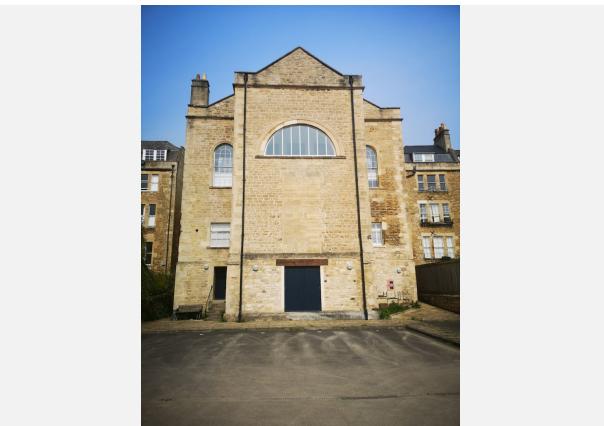
Leasehold Title Plan



ST291673

Start Date: 14/04/2011
End Date: 27/03/2009
Lease Term: 999 years from 27 March 2010
Term Remaining: 983 years

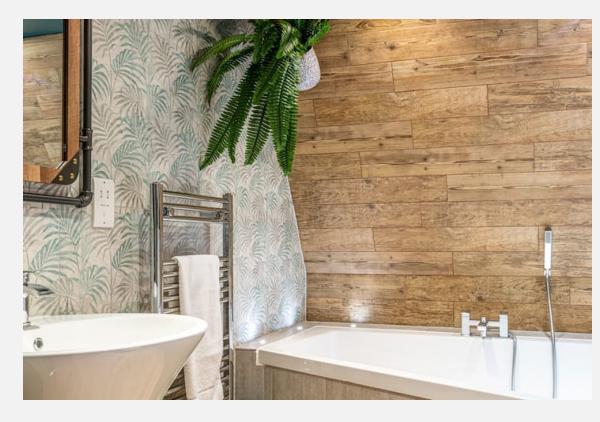
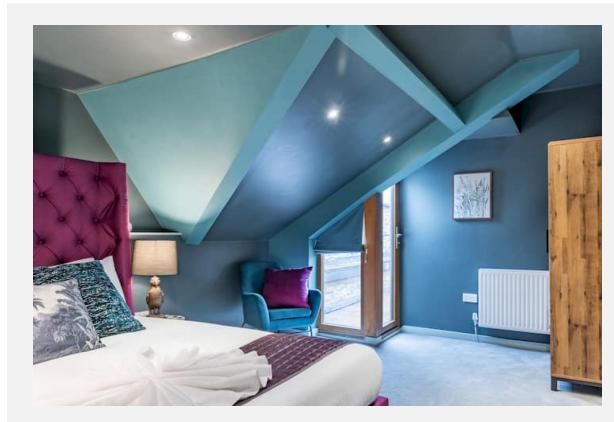
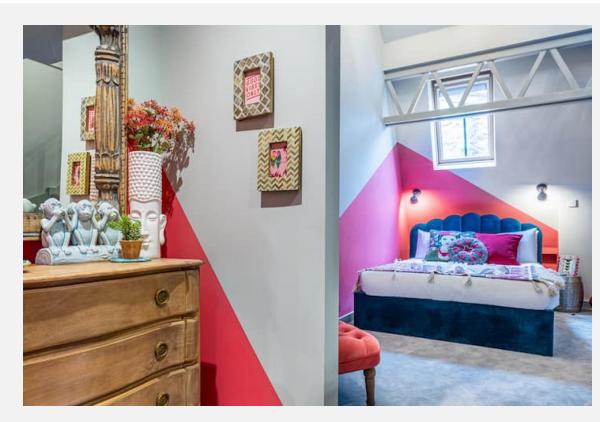
Gallery Photos



Gallery Photos



Gallery Photos



BATH, BA1

Kensington Chapel, Kensington Place, Bath, BA1

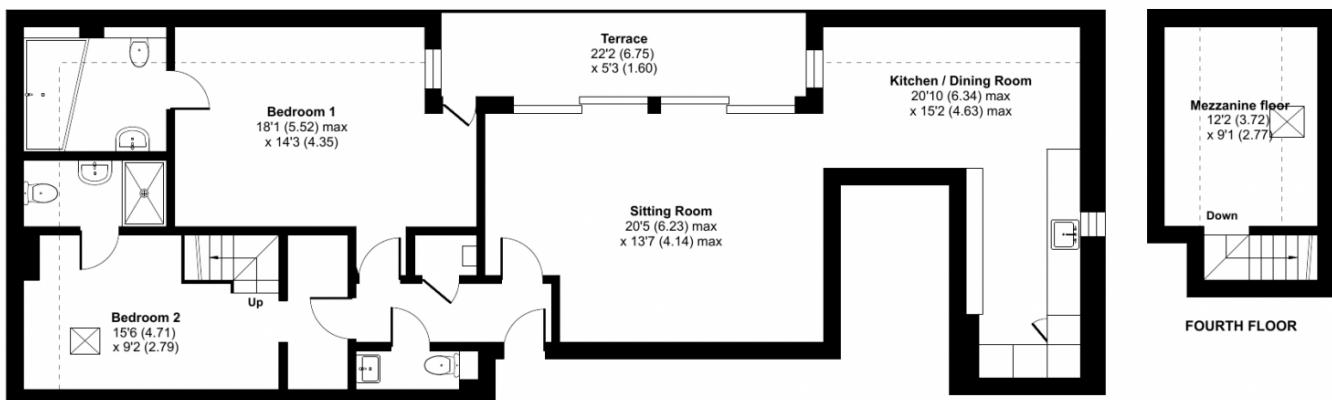


Approximate Area = 1005 sq ft / 93.3 sq m

Limited Use Area(s) = 175 sq ft / 16.2 sq m

Total = 1180 sq ft / 109.5 sq m

For identification only - Not to scale



THIRD FLOOR

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Martin & Co (Ambiance Properties Ltd). REF: 1381500

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Property EPC - Certificate



Kensington Place, BATH, BA1

Energy rating

C

Valid until 04.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

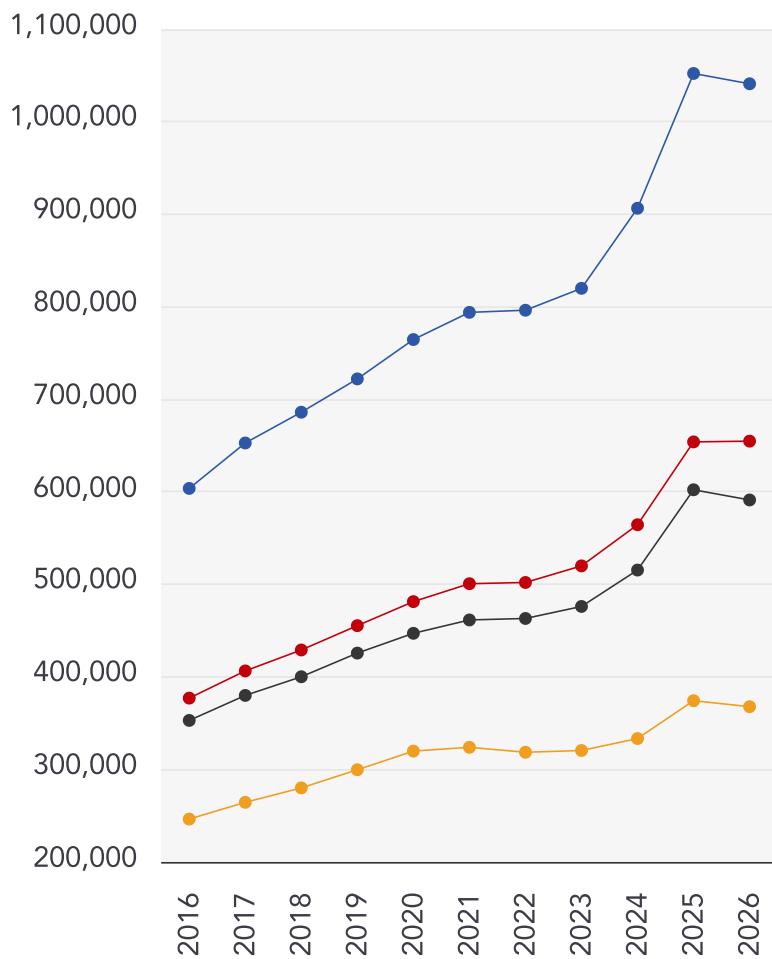
Additional EPC Data

Property Type:	Top-floor flat
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	109 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in BA1



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

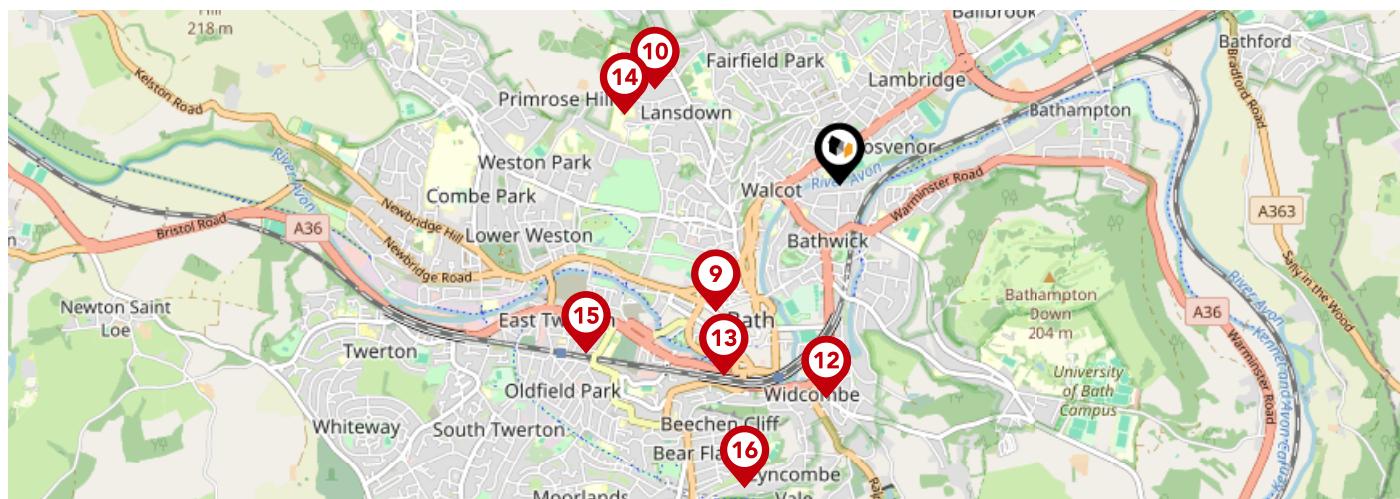
+49.31%



Nursery Primary Secondary College Private

1	Bathwick St Mary Church School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 220 Distance:0.29					
2	St Mark's CofE School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 235 Distance:0.45					
3	St Saviours Infant Church School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 148 Distance:0.49					
4	King Edward's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 1185 Distance:0.5					
5	St Saviours Junior Church School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 168 Distance:0.52					
6	St Stephens Church School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 348 Distance:0.54					
7	Royal High School GDST	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 579 Distance:0.73					
8	St Andrew's Church School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 232 Distance:0.75					

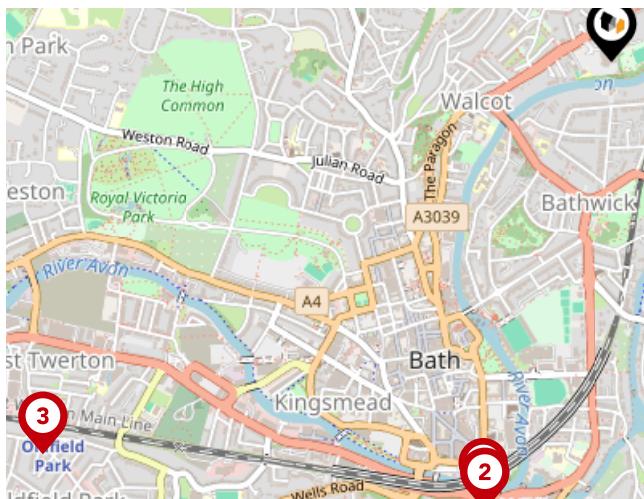
Area Schools



Nursery Primary Secondary College Private

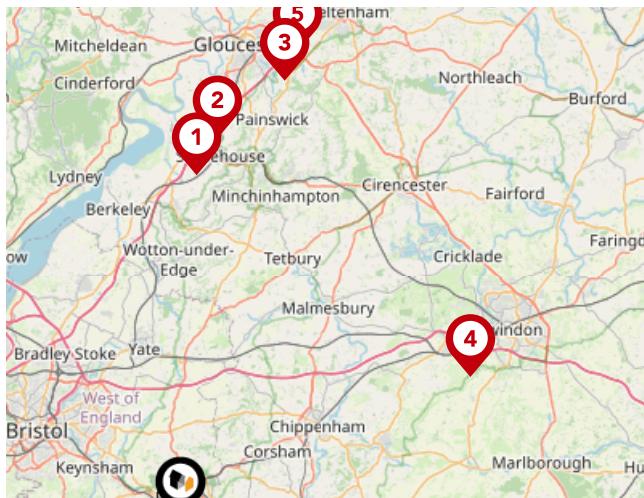
9 Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance: 0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance: 0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance: 0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance: 0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Bath College Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.06 miles
2	Bath Spa Rail Station	1.08 miles
3	Oldfield Park Rail Station	1.6 miles



Trunk Roads/Motorways

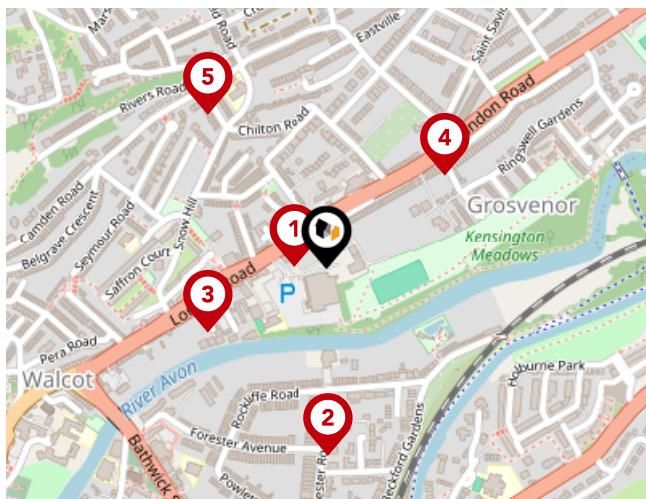
Pin	Name	Distance
1	M5 J13	25.39 miles
2	M5 J12	28.22 miles
3	M5 J11A	33.18 miles
4	M4 J16	23.87 miles
5	M5 J11	35.45 miles



Airports/Helpads

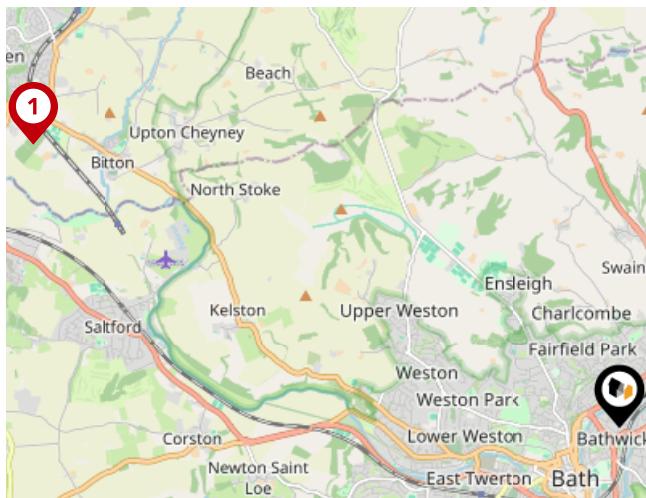
Pin	Name	Distance
1	Bristol Airport	15.57 miles
2	Felton	15.57 miles
3	Staverton	35.59 miles
4	Cardiff Airport	42.67 miles

Area Transport (Local)



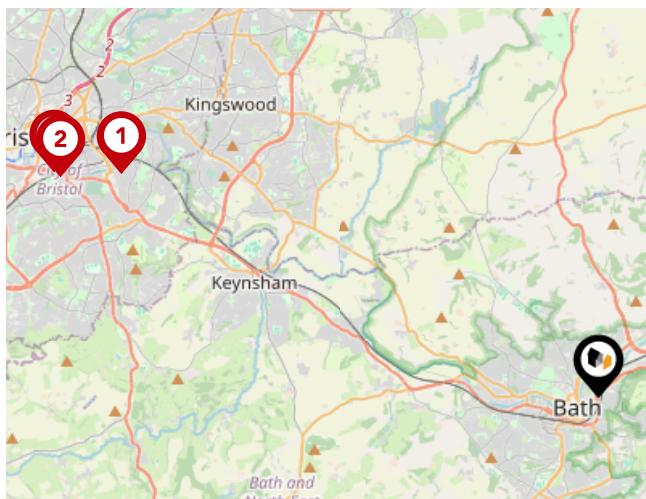
Bus Stops/Stations

Pin	Name	Distance
1	Morrisons	0.04 miles
2	Forester Avenue	0.22 miles
3	Snow Hill	0.16 miles
4	Balustrade	0.17 miles
5	Claremont Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.03 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	9.74 miles
2	Temple Meads Station Ferry Landing	10.77 miles
3	Temple Bridge (Bristol) Ferry Landing	10.9 miles



Martin & Co Bath

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Our Bath-born Director Brian Phillips is a Member of the Association of Residential Letting Agents (ARLA), and has excellent local knowledge and understanding of the latest property trends.

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If you're looking for a property to buy, let or rent in Bath, please contact a member of our dedicated team who will be happy to help.

Testimonial 1



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



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Martin & Co Bath

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Land Registry

