

whiteley helyar



825 ft²



2 bedrooms



bathroom



on-street
parking

Guide Price £290,000

28 Trafalgar Road. Weston, Bath, BA1 4EW

A period, two double bedroom maisonette apartment in the heart of Weston, offered with no onward chain. Located in the northwest of the city, the flat benefits from a private entrance and wonderfully light accommodation over two floors.

ACCOMMODATION

Entrance hall with storage

Sitting room

Dual aspect kitchen/breakfast room

Two double bedrooms, one with built-in wardrobe

Modern bathroom with airing cupboard and window

EXTERNALLY

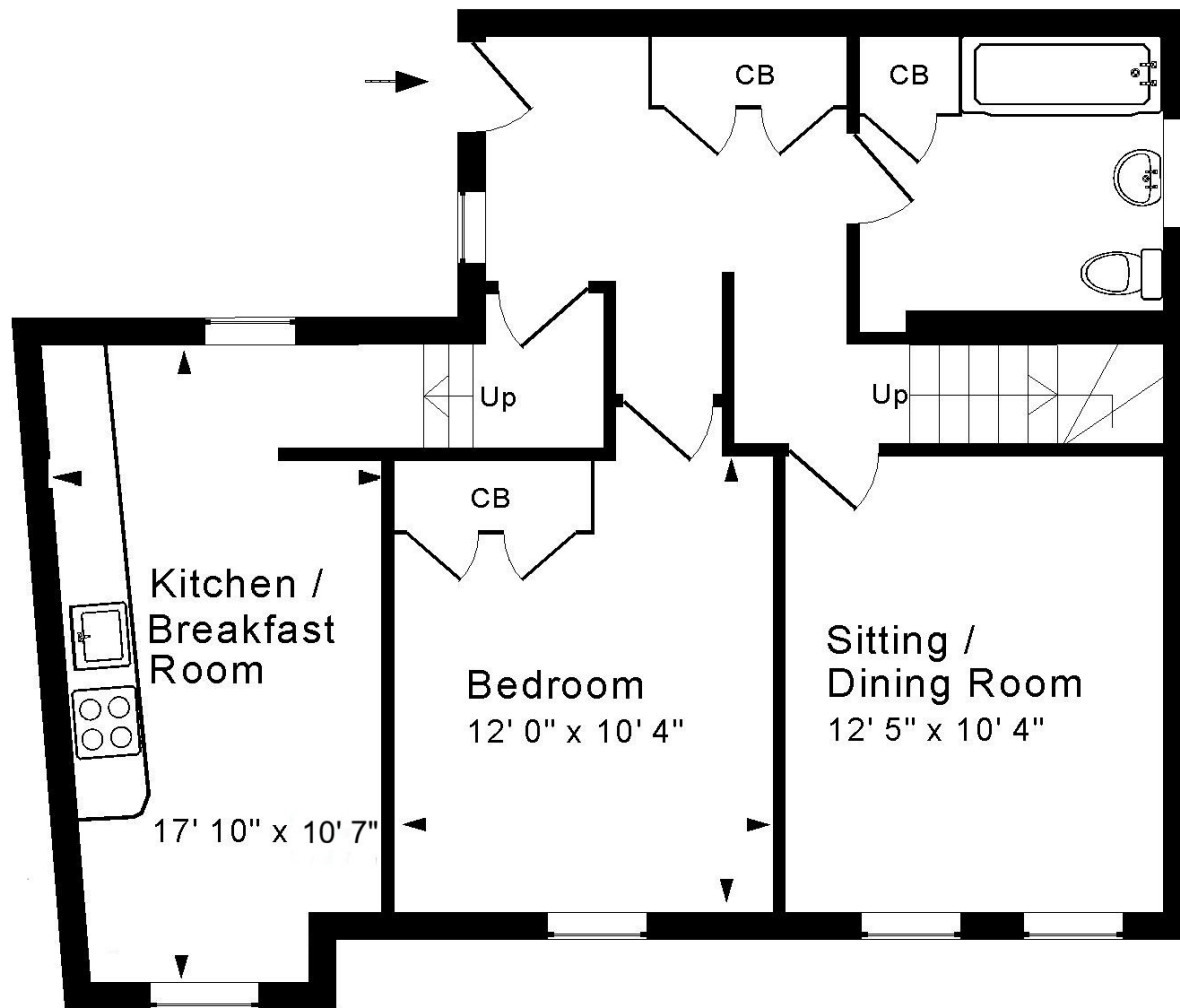
The flat is approached via a wrought iron gate, which opens onto a small courtyard, shared with the lower apartment.

LOCATION

Superbly located in the older part of Weston village, the flat has various shops very nearby on the High Street, along with lovely countryside walks; whilst the centre of Bath with its fantastic range of shops, amenities, leisure facilities, restaurants and transport links are also easily accessible. The Royal United Hospital is a short walk away, as are well regarded primary and secondary schools, whilst swift access to the M4 is available without having to cross the city.







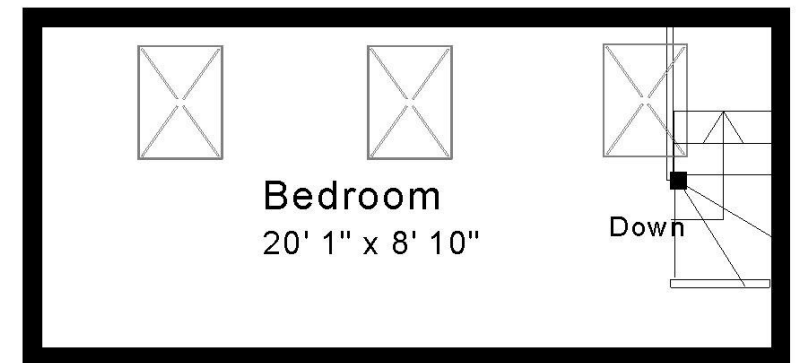
First Floor

Approx. Gross Internal Floor Area 825 Sq. Ft. / 77 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025
 Drawing Number: 172-0853
 28 Trafalgar Road, Weston, Bath, BA1 4EW.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)	45	72
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold
Lease length: 999 yrs from 24th June 1984
Service charge: No regular payments, and costs shared 50:50, incl buildings insurance
Council Tax Band: 'B' - £1,722.41 (25/26)



Second Floor

