



**63 NEWBRIDGE HILL**  
Bath

Carter Jonas



## GARDEN APARTMENT, 63 NEWBRIDGE HILL, BATH, SOMERSET, BA1 3PR

Entrance porch • Office/bedroom three • Sitting room  
• Kitchen/dining room • Principal bedroom • Bedroom  
two • Bathroom • Airing/storage cupboard • En suite  
WC to bedroom two • Patio • Rear garden • Driveway  
parking for two cars  
EPC rating D

### DESCRIPTION

Situated on Newbridge Hill, a well sought-after location in Newbridge, Bath, this excellent apartment has a large south facing garden as well as driveway parking. Occupying the entire ground floor of a handsome Grade II listed building and having been extended over the years, the property offers plenty of flexible accommodation to suit most buyers. The gardens are taken full advantage of from the property as all the principal rooms apart from the main bedroom access it through French doors. There is an office/study that could also be used as a third bedroom and both the sitting room and kitchen diner are generous sizes, the sitting room having an attractive period-style gas fire as a focal point.

The kitchen/dining room is fitted with farmhouse style units with a range cooker and matching overhead extractor, Belfast sink and wood block worktops as well as space for a freestanding fridge/freezer. The floor is an attractive quarry tile floor with a glazed French door leading out to the garden with top light and shutters to secure. The second bedroom has a small en suite cloakroom and also has access to the garden through French doors. The principal bedroom has large built in wardrobes to one side and looks out onto the patio and gardens. The family bathroom has a walk in shower, stone tile floor and marble topped sink and vanity unit. The gardens have plenty of scope and there is space for a large detached garden office/gym should one wish (sometimes subject to planning).

**A VERY WELL PRESENTED, SUBSTANTIAL GARDEN APARTMENT IN A POPULAR LOCATION IN NEWBRIDGE, BATH. WITH OVER 1,100 SQ FT OF ACCOMMODATION, TWO/THREE BEDROOMS AND DRIVEWAY PARKING FOR TWO CARS. THE GARDEN HAS SPACE FOR FURTHER DEVELOPMENT AND ROOM FOR A GARDEN OFFICE (STP)**





## SITUATION

The property is located in Newbridge only 20 minutes walk from the centre of Bath. Newbridge is a pretty residential area close to the centre of Bath with its own run of independent shops on nearby Chelsea Road. The RUH Hospital close-by and there is easy access to the Canal and river where you can find part of the vast National Cyle Network spanning all the way to Bristol and beyond as well as the Two Tunnels ride out to Wellow. Chelsea Road is home to Wilks Restaurant a new venture from Wilks in Bristol which is Michelin starred, 8a Chelsea Road Café, Rooted Vegetarian Restaurant and Café as well as other eateries, a deli and a pub. The excellent gastro pub The Locksbrook Inn is not far away as well as Electric Bear Brewery Taproom for fans of Craft Beer.

Local schools include: Newbridge Primary School, St Mary's RC School and Weston All Saints Primary Schools and Oldfield Secondary School. Kingswood, the Royal High and King Edwards independent schools are all a short drive away.

The World Heritage City of Bath itself offers a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey amongst others. For those with families, the property is located near to the Royal Victoria Park with its 57 acres of open space located just below the Royal Crescent.

Bath Spa and Oldfield Park railway stations provide a main line link with London Paddington, Wales and the South West. Oldfield Park train station itself is conveniently located within a ten-minute walk from the property. The Royal United Hospital is only a five-minute walk away. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (955 years remaining)

**Services:** All mains services are connected

**Council Tax:** Band D

**Viewings:** Strictly by appointment with Carter Jonas

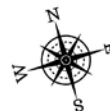
**Ground Rent:** £10 p/a

**Service Charge:** £150 pcm





Garden Flat, 63 Newbridge Hill, Bath BA1 3PR  
Gross Internal Area (Approx.)  
Main House = 105 sq m / 1,135 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

**Capture.**



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