



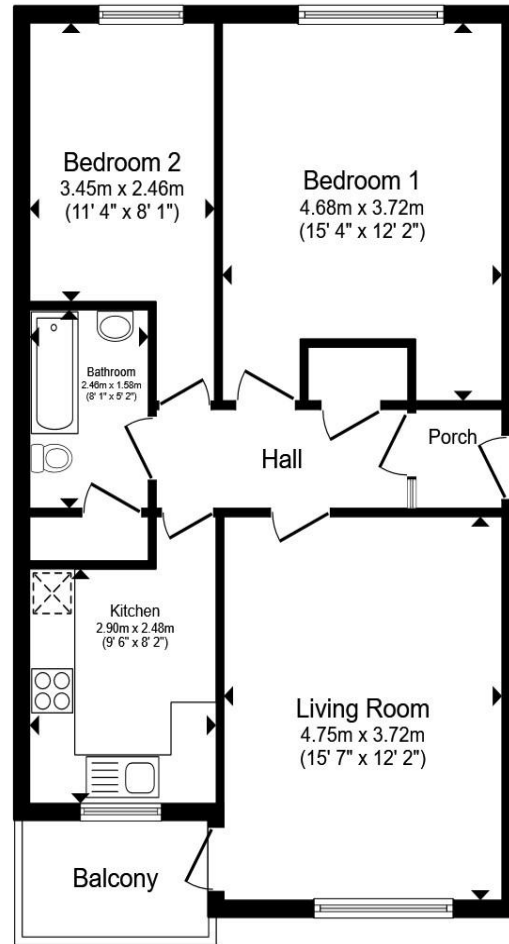
Hockley Court, Weston Park West, Bath, BA1 4AR

welcome to

Hockley Court, Weston Park West, Bath

Situated in the popular Weston area of Bath, this two-bedroom ground floor apartment benefits from a private balcony and garage. Ideally located close to local amenities, green spaces, and transport links, it offers convenient access to Bath city centre and beyond.





Total floor area 65.1 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in the ever-popular Weston area of Bath, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living with the added benefits of a private balcony and a garage. The property provides well-proportioned accommodation with a light and welcoming feel throughout.

The apartment enjoys an excellent location close to a range of everyday amenities, in nearby Weston High Street, which offers a variety of independent businesses and services. For those who enjoy the outdoors, the property is within easy reach of several green open spaces, including the beautiful Royal Victoria Park, Bath's Botanical Gardens, and scenic countryside walks surrounding the city.

Bath city centre is easily accessible, offering an extensive selection of shops, restaurants, cultural attractions, and leisure facilities. Regular bus services run nearby, providing straightforward access across the city, while Bath Spa Railway Station offers direct services to Bristol, London Paddington, and beyond. The location also provides convenient road links to Bristol and the M4 motorway via the A4.

Combining a sought-after residential setting, excellent amenities, green surroundings, and practical features including a balcony and garage, this attractive apartment presents an ideal opportunity to enjoy all that Bath has to offer.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Hockley Court, Weston Park West, Bath

- Two-bedroom ground floor apartment
- Popular Weston location
- Private balcony
- Garage in a block
- Light and spacious accommodation

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1689.45

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110967



Property Ref:
BAT110967 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



01225 425111



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



allenandharris.co.uk