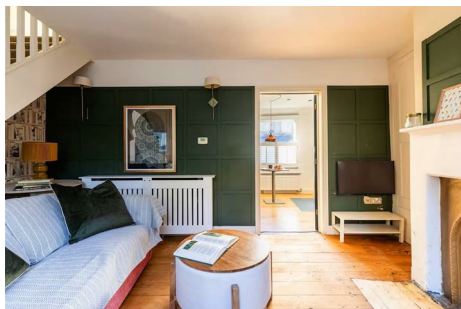




# ASPIRE

— TO MOVE —



## Nicholl's Place, Bath, BA1

The location is very desirable, being in a very secret "no through" pedestrian cul de sac on the lower Lansdown slopes. It is opposite the entrance to Hedgemoad Park and a short stroll in to the heart of Bath, having numerous bars, restaurants and all the wide variety of facilities Bath has to offer on your doorstep. Bath Spa station, a mile away, offers mainline rail links to London Paddington from 90 minutes and Bristol (15 minutes) and the South West. Schooling in the area is first class in both the public and private sectors.

**£1,450 PCM**

# Nicholl's Place, Bath, BA1

- 2 bedroom cottage
- Central location
- Part furnished
- Integrated kitchen
- Modern shower room
- Available to rent 14th July 2026
- Private cul-de-sac location
- Holding deposit - one weeks worth of rent - £334.00
- Council tax band C - £2,066.91

We are pleased to offer this two bedroom cottage tucked away in a secret, quiet spot just off Lansdown Road in Belvedere. Available from the 14th July 2026, offered partly furnished with white goods, king bed and a sofa.

It has the feel of a country cottage yet is in the City Centre. The property is beautifully decorated throughout, the sitting room has panelled walls, a focal period fireplace and an open staircase rising to the first floor. The kitchen/breakfast room has an oven with gas hob, a dishwasher and wine cooler, a washer/dryer, a fridge and a freezer. Upstairs are two bedrooms and a modern shower room.

This really is a fantastic alternative to a Bath central apartment and would suit a professional single, a professional couple or small family. It is available early July 2026, partly furnished and with integrated white goods.

Being positioned in a quiet pedestrian cul de sac in close proximity to the centre of the city makes this property very unique, to find this wonderful property proceed up Lansdown Road from the centre of Bath and opposite the gates to Hedgemoad Park it is located in an arched pedestrian access way. Nicholls Court is found along here on the left hand side of the paved passage.

Tax band C: £2,066.91

