



**£4,500 Per month**

## **Alderley Road, Bath, BA2**



New 6 bedroom property aimed towards students for the 2026/2027 academic year.

Students can take advantage of regular bus services providing easy access to both the University of Bath and Bath Spa University, as well as Bath city centre, where a wide range of shops, cafés, restaurants, bars and entertainment venues can be found. The nearby Moorland Road shopping area offers convenient everyday amenities including supermarkets, takeaways, coffee shops, pharmacies and local services.

The surrounding area also provides access to green spaces and recreational facilities, making it easy to enjoy outdoor activities, exercise or a break from academic life. The combination of a friendly residential setting, good transport links and proximity to essential amenities makes Alderley Road a practical and appealing location for students seeking comfortable accommodation in Bath.

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# About the property

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BRAND NEW, 6 BEDROOM STUDENT PROPERTY AVAILABLE FOR THE 2026/2027 ACADEMIC YEAR.

Alderley Road is located in the popular Southdown area of Bath, offering an attractive balance of affordability, convenience and access to the city's universities. Situated in a quiet residential neighbourhood, the property benefits from a peaceful environment that is ideal for studying while remaining well connected to Bath's vibrant city centre.

The property is currently undergoing a comprehensive refurbishment and will be ready for students to move in from mid-September 2026, making it ideal for the upcoming academic year.

Please note that the images shown are stock imagery intended to demonstrate the finished specification and are not photographs of the actual property.

Designed with student living in mind, the house will offer a spacious open-plan kitchen, living and dining area, creating the perfect social hub for relaxing, studying and spending time with housemates. The brand-new Howdens kitchen will be fully fitted with modern units and appliances, while new furnishings throughout will provide a stylish and comfortable living environment.

The ground floor will comprise the communal living space, a newly fitted bathroom and one double bedroom. Upstairs, there will be five further double bedrooms, two modern shower rooms and an additional separate WC, ensuring plenty of facilities for a larger group.

Each bedroom will be fully furnished with a small double or double bed, wardrobe, desk, and chair, providing everything needed for comfortable student living and study. With six generous bedrooms and excellent communal space, this property is perfectly suited to a group of students looking for high-quality accommodation in Bath.

Parking at the front for 2-3 cars, bike store and a bin store. The garden will also be modernised and provide a lovely area for socialising and relaxing.

Available for occupancy from mid-September.

**Council tax band: E**

**£4,500 Per month**

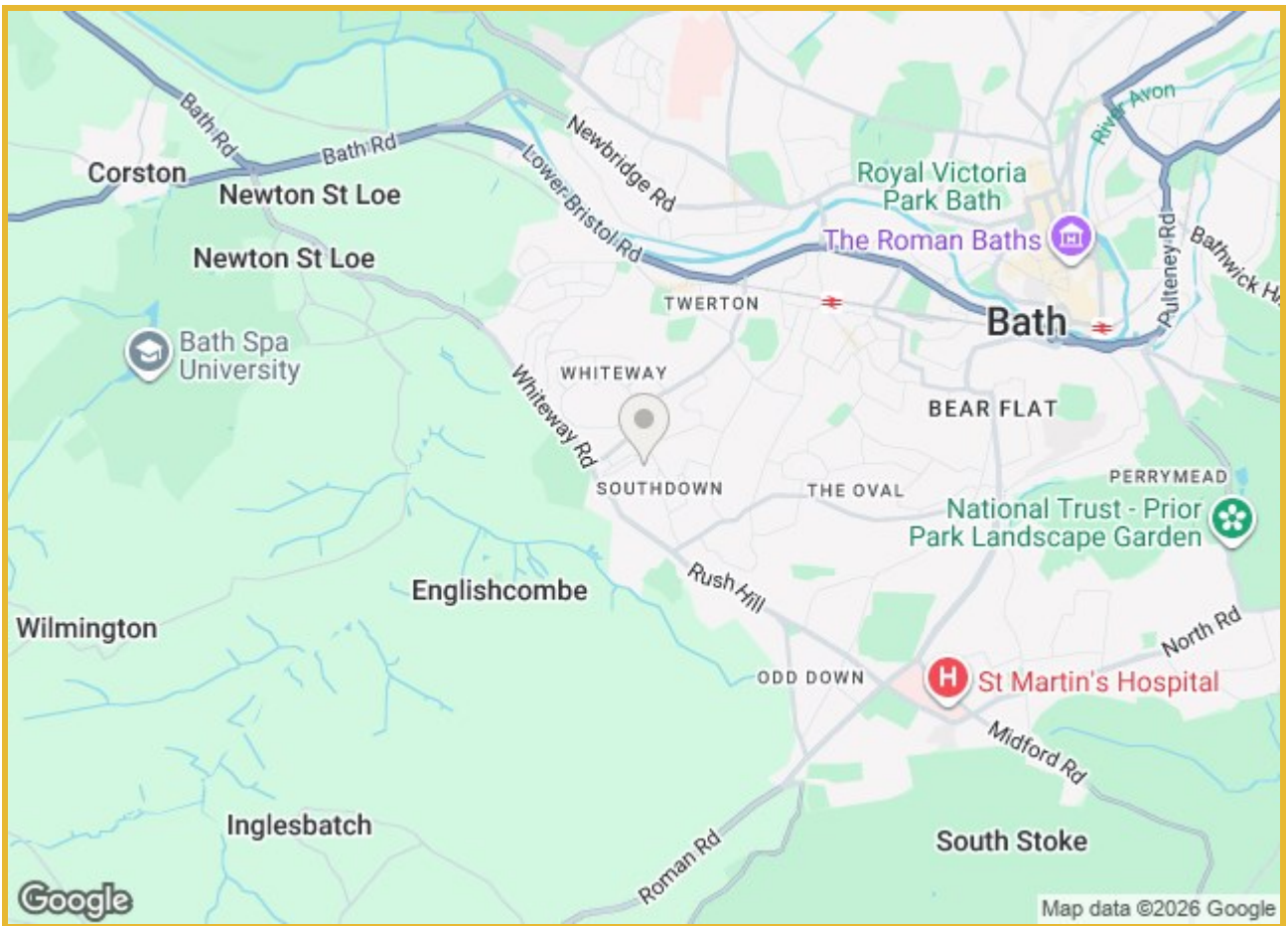
- Six bedroom student property
- Driveway parking for 2-3 cars
- Fully furnished
- Periodic tenancy
- Holding deposit: £1038
- Newly refurbished
- Available from mid September
- 3 bathrooms
- Rear garden
- 6 week deposit payable

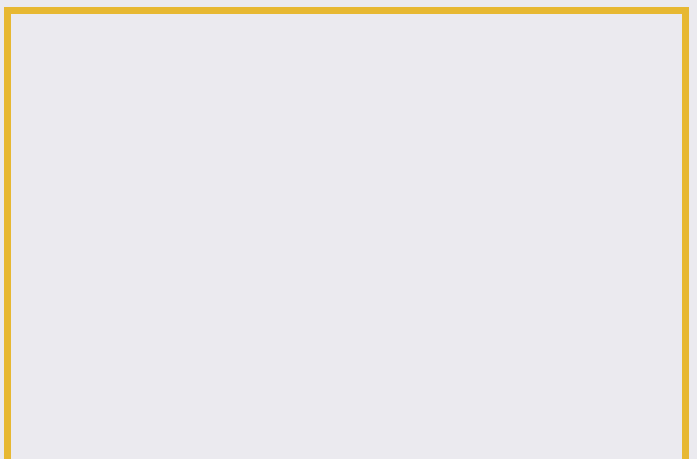
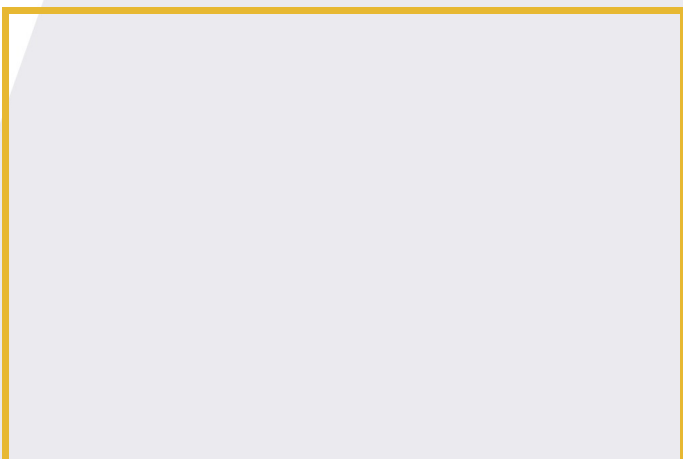
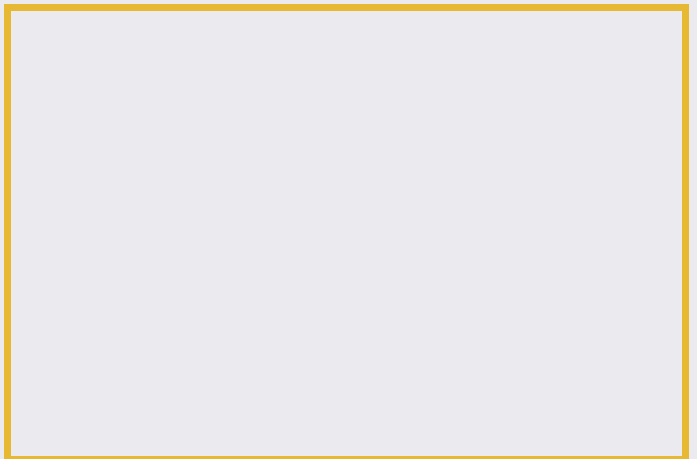


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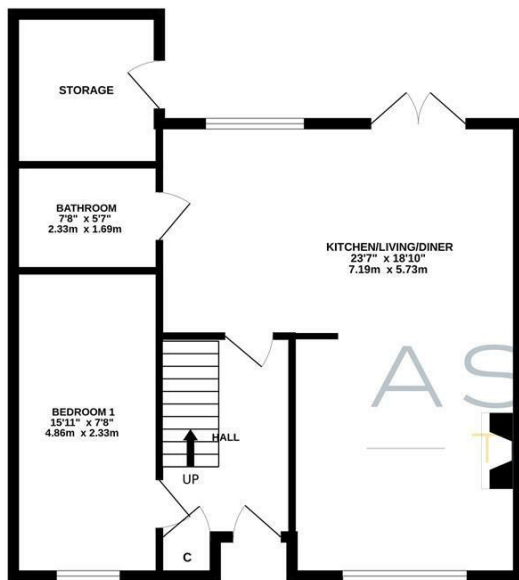
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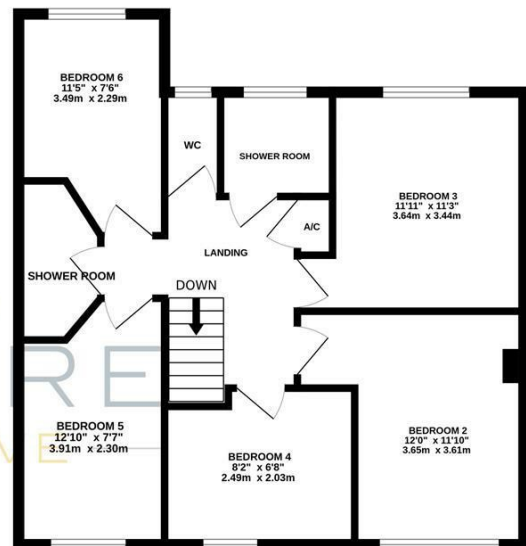


# Floor Plan

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



ALDERLEY ROAD, BATH, BA2

TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	