



## Ground Floor Flat 63 Combe Park

### Weston

Four bedroom student property located on Combe Park road. Available furnished from 30th September. on a 10 month contract. The flat benefits from communal parking at the front.

Newbridge occupies an area to the west of Bath city centre, just north of the River Avon. The main shopping area in Newbridge is Chelsea Road, a small area of shops, restaurants and hairdressers. Shops include a bakery, a hardware shop, a SPAR supermarket, a cycle shop and nearby on Newbridge Road a post office. Bus stops can be found at regular intervals along both Newbridge Road and Newbridge Hill which provide access to Bath city centre and both universities. Bath spa train station is 1.7 miles from Chelsea Road. The area benefits from its close proximity to the Royal United Hospital.

**£2,500 PCM**

# Ground Floor Flat 63 Combe Park

Weston, Bath, BA1 3NH



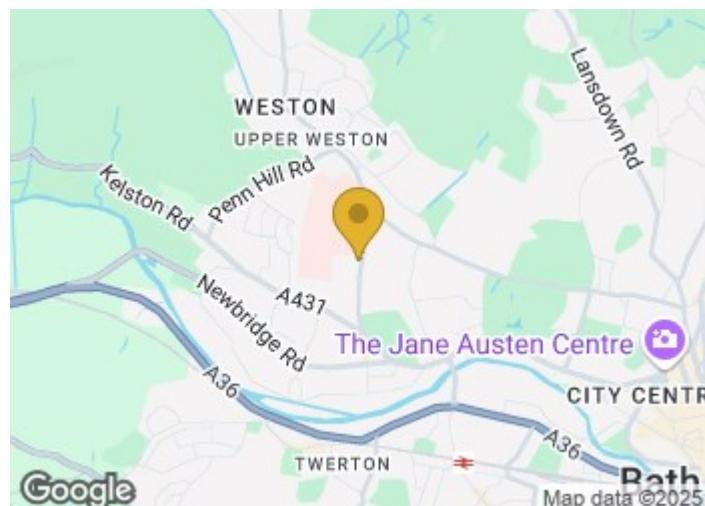
- Four bedroom student property
- Furnished
- Parking
- Holding deposit £576
- 10 month contract
- Video viewing available
- Good access for Bath Spa University
- Available 30th September 2025

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To the front of the property there is a shared driveway and parking with the upstairs flat. The spaces are offered on a first come first serve basis and are not guaranteed. The living accommodation is located across the ground and first floor and there are six bedrooms, two bathrooms, kitchen and living room. Please note there is no access to the garden as there is redevelopment works going on.

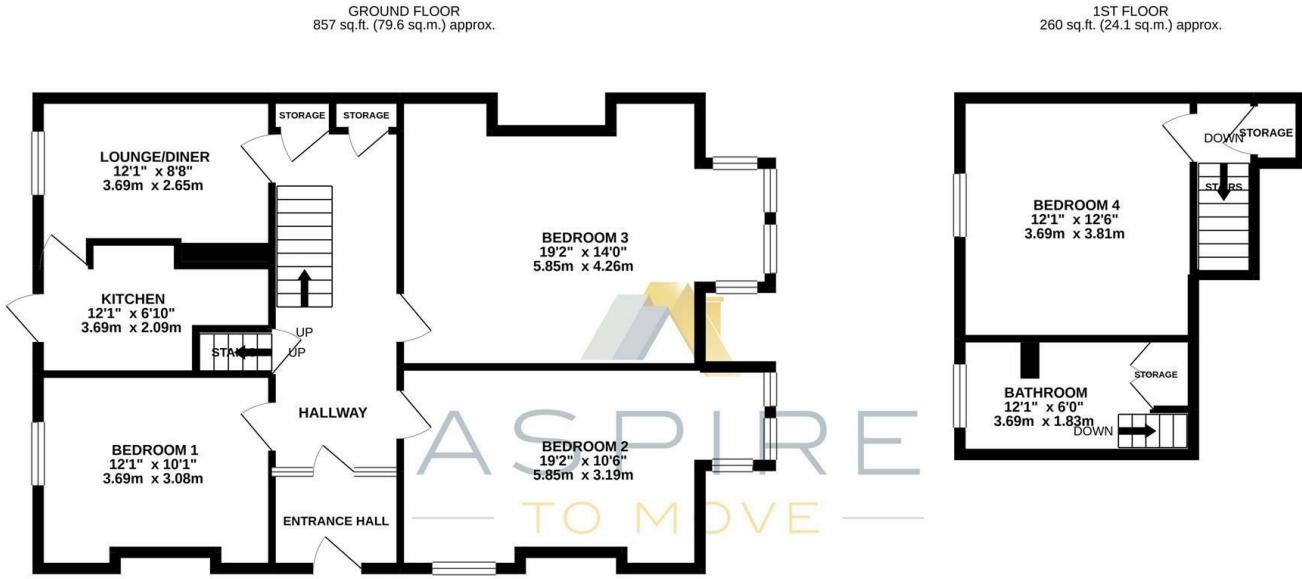
Available 30th September to four students.



Directions



# Floor Plan



ASPIRE TO MOVE

COMBE PARK, BATH, BA1

TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, contained herein, 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC