
WentWorth
Estate Agents


OFFLINE

Flat 15, Pitman Court Gloucester Road, Bath, BA1 8BD

■ Two double bedroom ground floor apartment ■ Generous and bright living room with dining area ■ Stylish kitchen and bathroom ■ Well located for access to the City Centre and the M4 ■ Garage and residents parking ■ Well tended, communal gardens ■ Offered for sale with No Onward Chain

Price guide £275,000

Location
Located on the edge of Lower Swainswick, Pitman Court is just a mile from the city centre of Bath with regular bus links . Alice Park is very close by, with its lovely open spaces and cafe to enjoy. The nearby village of Larkhall offers a super range of local amenities and excellent state primary and senior school. There is also a local theatre and an active community centre. Bath is also accessible by way of an approximate 30 minute walk along the road or along the canal and offers a wonderful array of retail outlets, a selection of restaurants, cafes and bars as well as Bath thermae spa. Transport links include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 junction 18 is approx. 8 miles to the north via the nearby A46 and Bristol airport is 18 miles to the west.

Internal Description
Entering the property by the communal front door, you are greeted with a spacious hallway which leads to the apartment's front door. There is a useful storage cupboard just outside the apartment which has room to store a bicycle. Once inside the property you are met with a bright and welcoming hallway with plenty of space for coats and shoes. There is a large storage cupboard with plenty of space for daily household items and a second cupboard which houses the induction heater. The living room is both bright and airy and offers direct access to the gardens to the rear, by way of patio doors. With space for lounge furniture and a dining table, this is an ideal room for relaxing or hosting. A stylish kitchen leads from the living room and is a superb, bright room fitted with cream cabinetry which is complemented by the oak work tops and tiled flooring. A wonderful addition is the breakfast bar, perfect for morning coffee and there is an integrated dishwasher and fridge/ freezer as well as space for a washing machine.
Both bedrooms are well-proportioned with plenty of natural light; bedroom one having the added bonus of built-in wardrobes. The bathroom boasts a jacuzzi bath, wash hand basin, w/c and is both calming and stylish.

External Description
The property is surrounded by well maintained communal gardens, offering leafy and green space to enjoy. The apartment comes with plenty of residents parking and has the added benefit of a single garage in a block.

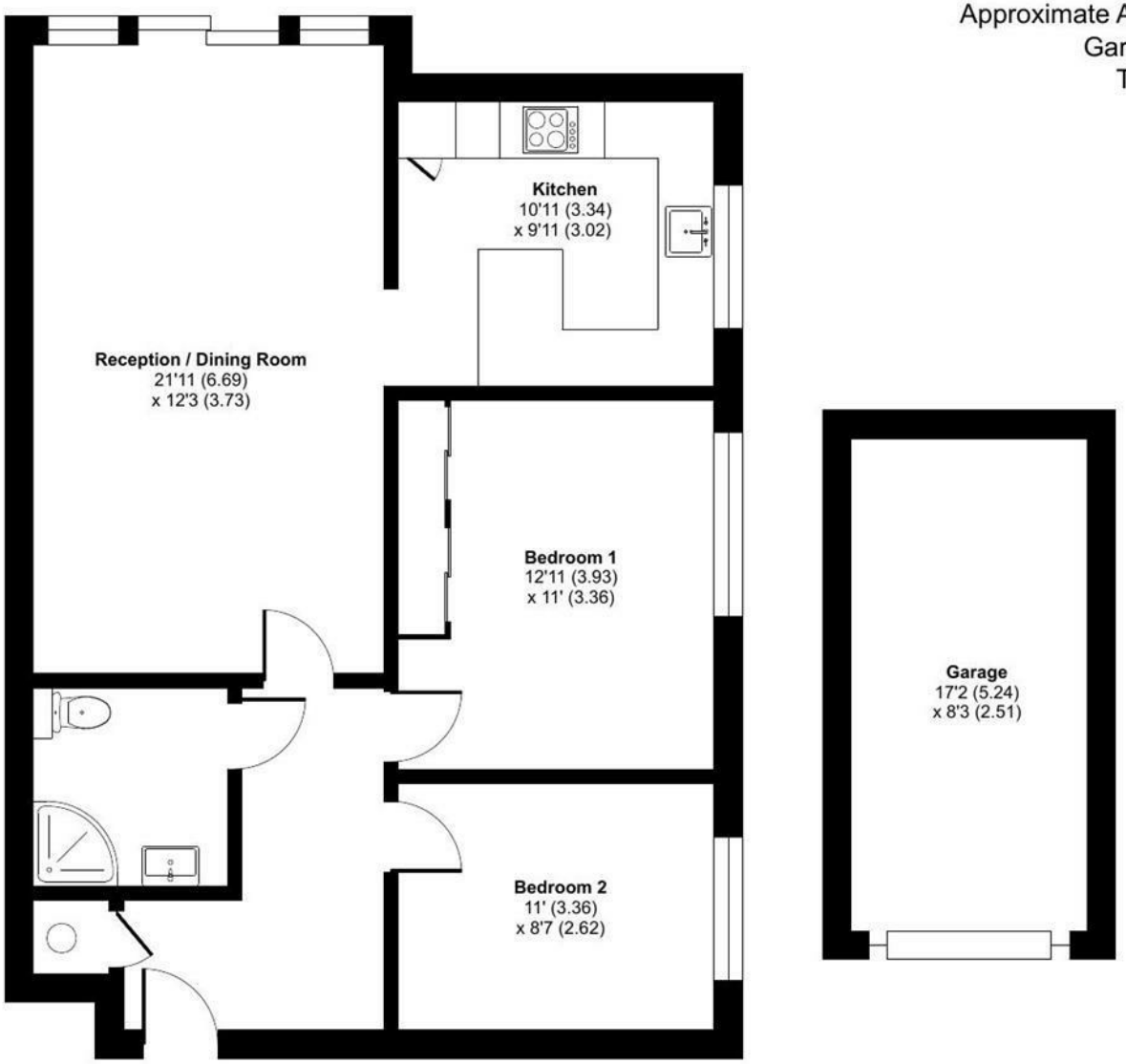
Additional Information
Tenure - Leasehold
Lease : Approx 945 years remaining
Ground Rent - £12.00 p.a.
Service Charge - Approx £1650.00 p.a.
Council Tax Band - B
Local Authority - BANES
EPC Rating - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Agents Note
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Pitman Court, Gloucester Road, Bath, BA1

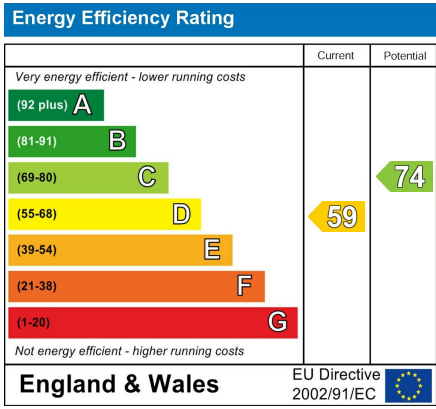
Approximate Area = 787 sq ft / 73.1 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 929 sq ft / 86.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1534817

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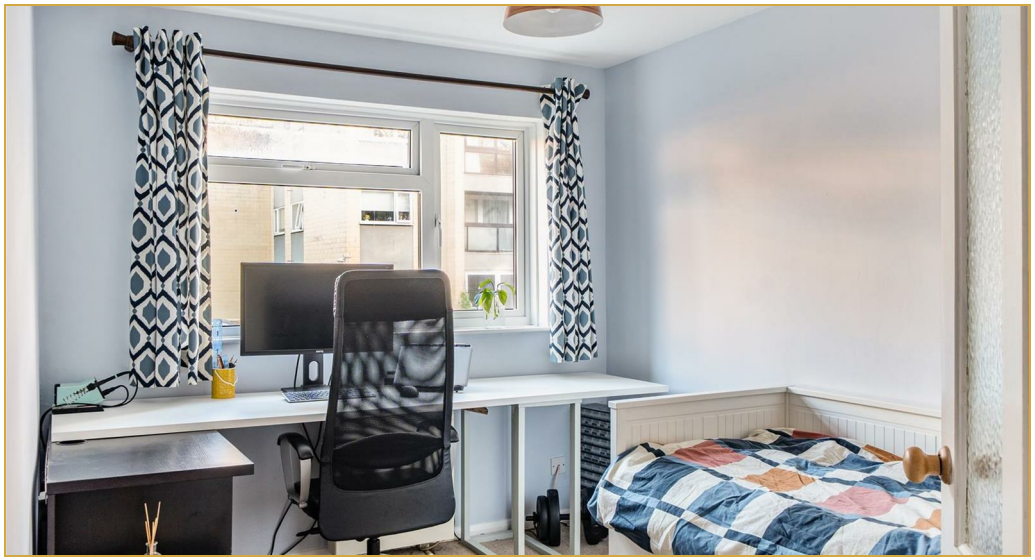




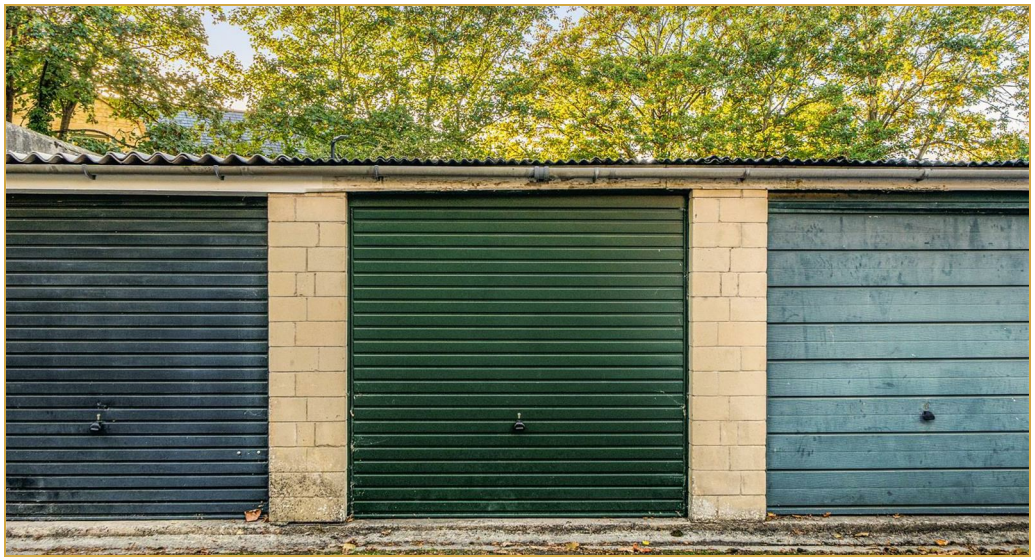












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25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

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