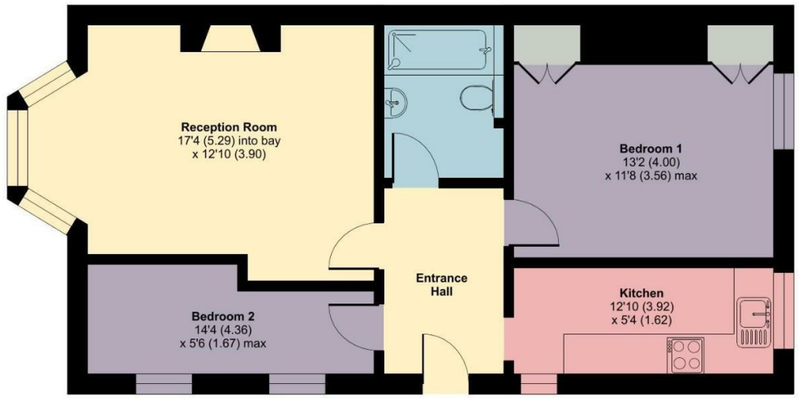
Lower Oldfield Park, Bath, BA2

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale

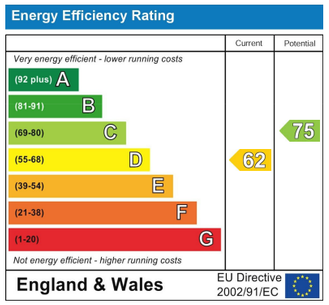
FLOOR PLAN:



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1525341

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



44, Lower Oldfield Park, Bath, BA2 3HP

2 Bedroom Apartment - Garden

Offers in excess of £325,000

- Two Bedroom Period Garden Apartment
- Sleek Fitted Kitchen & Family Bathroom
- Highly Popular Residential Location
- Well Proportioned Flexible Accommodation
- Enclosed Level Rear Garden
- Leasehold - Share Of Freehold, EPC Rating D, Council Tax Band B

DETAILS

Offered to the market is this beautifully presented two bedroom period garden apartment. The property benefits from well balanced flexible accommodation along with a private level rear garden.











DESCRIPTION
Steps lead down to the private entrance, located to the side of the property. Upon entering, you are welcomed by a spacious and inviting entrance hall, with all principal accommodation conveniently leading off.

To the front of the property is a beautifully proportioned sitting room, featuring an attractive bay window, a wealth of period detailing and an impressive feature fireplace with a Bath Stone surround. Also positioned to the front is the second bedroom, which would make an ideal nursery or children's bedroom, while also offering excellent flexibility as a home office if required.

To the rear of the apartment, overlooking the garden, are the principal double bedroom and stylish kitchen. The kitchen was commissioned by the current owner and offers a good range of wall and base units, complemented by a selection of integrated appliances.

The accommodation is completed by a well-appointed family bathroom, comprising a three-piece suite including a panelled bath with shower over, WC and wash hand basin with vanity unit.

Externally, the property benefits from a private, level rear garden, predominantly laid to lawn and enclosed by attractive boundary walls. A paved patio area provides the perfect setting for outdoor seating and entertaining, offering an enjoyable space to relax and make the most of the garden during the warmer months.

LOCATION
Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from a doctors' surgery, dental practice, gym and badminton club. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.

TENURE
Leasehold - Share of freehold
Lease Length: 999 years from 26th April 1985
44 Lower Oldfield Park (Management) Limited
Management fee: £600 per annum
Subject to change

