



**THE OLD METHODIST CHURCH**  
Bath

Carter Jonas

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## **FLAT 5, THE OLD METHODIST CHURCH, WEST AVENUE, BATH, SOMERSET, BA2 3QB**

- Bath city centre 1 mile
- London Paddington from 82 minutes from Bath Spa Station
- M4 (J18) 12 miles

Entrance hall • Kitchen/dining room • Sitting room • Three bedrooms • Bathroom • En suite to bedroom one

### **DESCRIPTION**

An incredible space in an excellent elevated location in Oldfield Park only a short walk to all the amenities of Moorland Road shops. Comprising a large proportion of the upper part of The Old Methodist Church, this stunning maisonette is larger than most terraced houses in the area with over 1,200 sq ft of space. Oldfield Park Station is only a short walk away.

The light and airy open plan living space is lit by the huge apex window of the old church and is a fantastic space for living and entertaining. This room is open to the kitchen which has integrated appliances and a wraparound breakfast bar.

Upstairs are three double bedrooms with arched architectural features a family sized bathroom and an en suite shower room to the principal bedroom. There is an allocated parking space to the front, and there are plenty of 2 hour spaces on the local streets for guest parking.

### **SITUATION**

West Avenue is located in a very popular predominantly Victorian area of Bath, just below Bear Flat on the south side of Bath.

**A SUBSTANTIAL AND IMMACULATE THREE-BEDROOM, LOFT STYLE DUPLEX APARTMENT BUILT WITHIN A BEAUTIFUL OLD METHODIST CHURCH IN A PROMINENT LOCATION IN OLDFIELD PARK, BATH.**





A wonderful array of shops on nearby Moorland Road such as a butcher, restaurants, doctors, pharmacist, Taylors Bagels, hairdressers and supermarkets are close to hand, whilst the city centre, Green Park Station, and Southgate shopping area and main line railway station are a pleasant walk away. A regular bus service runs past the bottom of the road and well-regarded local schools can be found nearby including Widcombe, Moorlands and St Johns infant and junior schools and Beechen Cliff and Hayesfield Secondary schools. Oldfield Park Railway Station is close for all trips into Bath City Centre and only 10 mins on the train to Bristol Temple Meads making the location appealing for those who commute to London Paddington or Bristol. The Two Tunnels Sustrans cycleway to Midford is also just around the corner, and a dedicated riverside cycle path to town is down the road.

The City of Bath itself offers an array of cultural and leisure amenities and is interspersed with parks and public areas. Bath has excellent communications with Bristol and is approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes).



## ADDITIONAL INFORMATION

**Tenure:** Leasehold (999 years from 24 June 2010).

**Charges:** Service charge for 01/01/2023 to 31/12/2023 is £3,492.06 for Flat Five - this flat pays 22.2% of the total service charges. The ground rent is not collected and never has been.

**Services:** All mains services are connected to the building.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band D

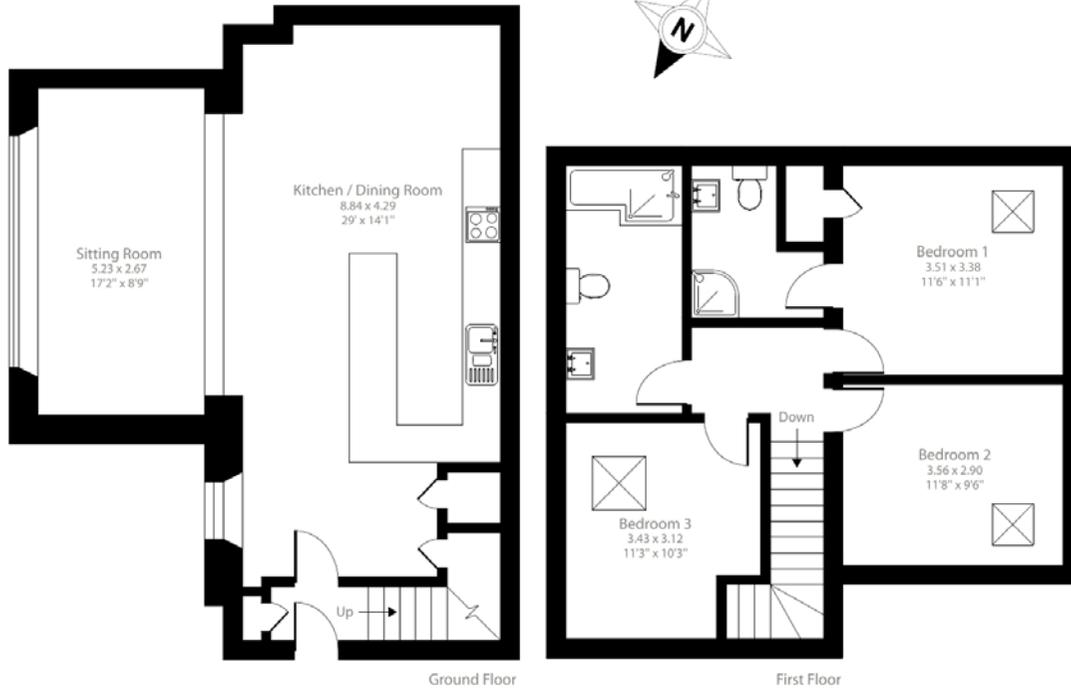
**EPC:** Band C

**Viewing:** Strictly by appointment with Carter Jonas.

## West Avenue, Bath, BA2

Approximate Area = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2024. Produced for Carter Jonas. REF: 1152417

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