

AN EXCELLENT TWO DOUBLE BEDROOM UPPER GROUND FLOOR APARTMENT



FLAT 1, VALE LODGE, WESTON PARK WEST, BATH, BA1 4AR

Drawing Room ♦ Kitchen ♦ Dining Room ♦ Study/Occasional 3rd Bedroom ♦ 2 Bedrooms ♦ 2 Bathrooms ♦ Balcony ♦ Garage ♦ Private Garden

Description

Vale Lodge is a large suburban Grade II Listed Victorian villa with Tudor and Gothic architectural detailing, built in 1858 to a design by local architect Charles Henry Gabriel. Charles Henry Gabriel built Vale Lodge for himself and lived there until c. 1900. In the late 1980s Vale Lodge was sub-divided into five flats, with the garden sub-divided accordingly.

Flat 1 is a spacious, light and airy apartment with stone mullion windows, set over two floors with approx. 1,983 sq ft of accommodation. The ground floor consists of one double bedroom, drawing room, dining room, study, kitchen and bathroom, with a second bedroom on the lower ground floor. Each room is well proportioned with lovely high ceilings. The hallway features tall pointed arches, making the corridor and entrance hall very grand. The property benefits from a garage and a garden for sole use by the owners of this apartment.

Situation

Vale Lodge is accessed from Weston Park West and there is a drive runs up to the garage, to one side of the garden.



FLOOR PLANS



Flat 1, Vale Lodge, Weston Park West, Bath, BA1 4AR

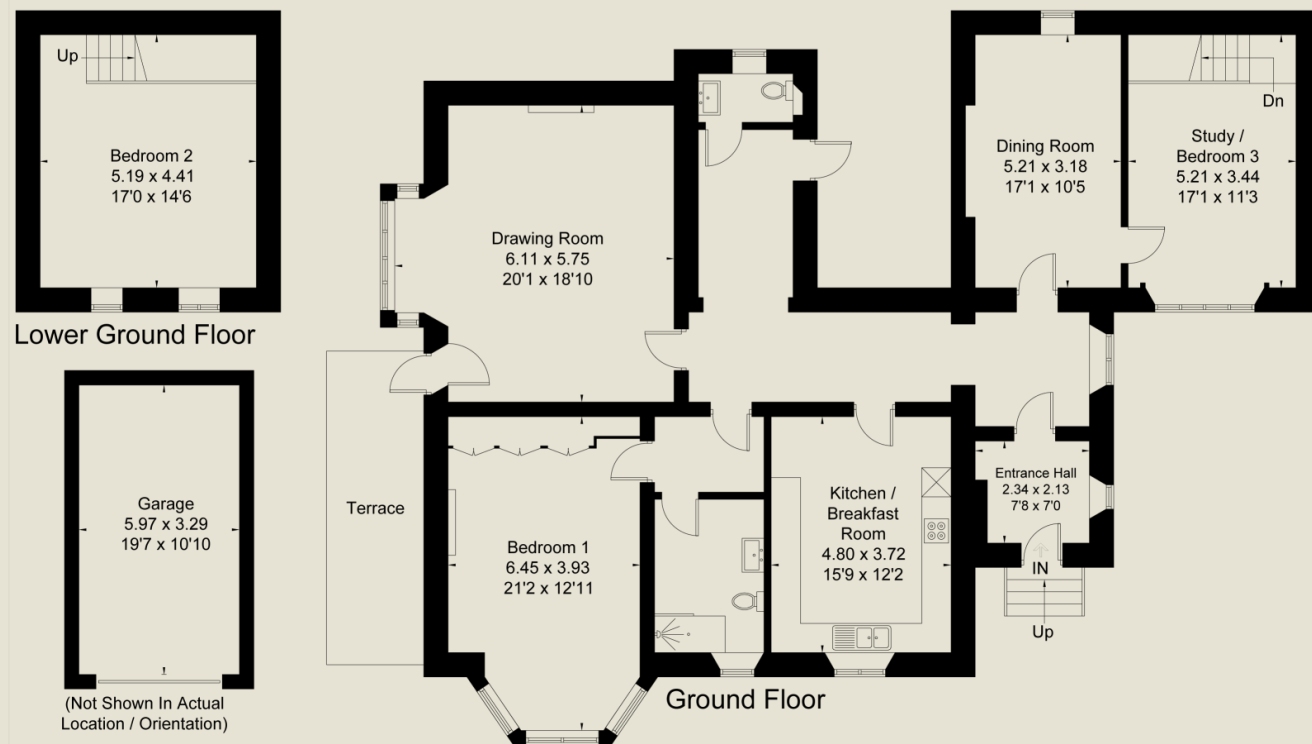
Gross Internal Area (approx) = 184.3 sq m / 1983 sq ft

Garage = 19.6 sq m / 211 sq ft

Total = 203.9 sq m / 2194 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



Weston Park West is a quiet private road located on the edge of Weston Village, and is a level walk to the city centre along Weston Lane or through Royal Victoria Park. This property is very close to both The Royal High Junior School and King Edward's Pre-Prep & Nursery School. Nearby Weston Village offers amenities including various shops, restaurants, a supermarket and two pubs. Access to the junction 18 of the M4 is about 9 miles to the north.

Tenure Share of freehold

Services All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority Bath & North East Somerset Council

Viewings Strictly by appointment with Savills

Savills Bath

Edgar House 17 George Street,

Bath, BA1 2EN

bath@savills.com

01225 474 500

[savills.co.uk](https://www.savills.co.uk)



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180710CF

Produced in Fprintz by floorplanz.co.uk