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Residential Sales

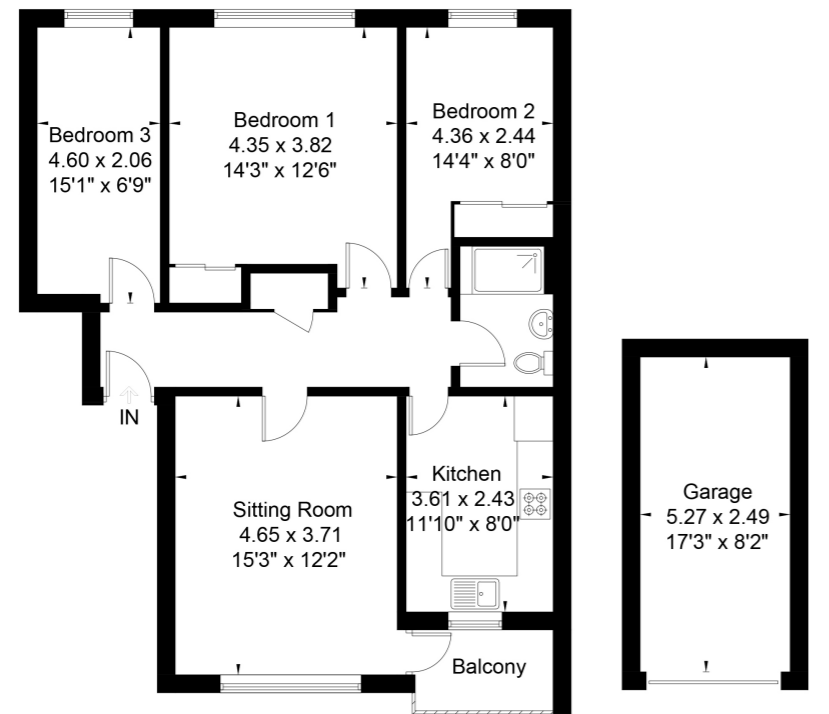


Weston Park West



9 Hockley Court, Weston Park West, Bath BA1 4AR

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 90.6 sq m / 975 sq ft



First Floor

(Not Shown In Actual Location / Orientation)

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025



9 Hockley Court
Weston Park West
Bath
BA1 4AR

A spacious and well-appointed 3-bedroom first floor apartment, one of 20 in a purpose-built development, with private garaging, set in beautiful grounds and adjacent to open countryside and wonderful walks, yet within 15 minutes' walk of Bath city centre.

Tenure: Leasehold

£425,000



Situation

Weston Park West is a quiet no through road, positioned beautifully in a prime residential area on Bath's western fringes, adjacent to beautiful open countryside and lovely walks along The Cotswold Way and nearby parkland.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

Communication includes 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 and Bristol Airport is miles to the west.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Leasehold - 999 years from 1970 (dogs permitted)

Management Charges: £151 pcm

Management Company: Bath Leasehold Management

Council Tax Band: C

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Description

Hockley Court is a purpose-built development of 20 apartments positioned in beautifully manicured grounds, at the end of a quiet no through road and adjacent to open countryside and parkland.

Number 9 is on the first floor and has lovely light and airy well-appointed accommodation, enjoying attractive views from all aspects. The property is entered into a large hallway with a large walk in storage cupboard and doors to all rooms. To the front overlooking open park land there is a generously proportioned sitting room which opens onto a small, enclosed balcony. In addition, there is a well-appointed contemporary kitchen and a smart shower room. To the rear there are 3 good-sized bedrooms, 2 have built in mirrored storage.

Externally there are large well-manicured grounds, plenty of visitors parking along with a single garage.

Accommodation

The property is entered through well-kept communal areas with fitted carpets and stairs rising to the first floor.

First Floor

Entrance Lobby

with door through to the main entrance hall.

Entrance Hall

with wooden flooring, radiator, wall mounted intercom system, doors to all rooms and a large walk-in storage cupboard.

Drawing Room

with wooden flooring, window to front aspect with radiator under and further radiator, glazed door through to small balcony.

Kitchen

with wooden flooring, a comprehensive range of floor units cupboards and drawers with granite effect worksurfaces and tiled upstand, stainless-steel inset sink with stainless-steel swanneck mixer tap, integrated electric oven and four ring gas hob, space and plumbing for washing machine, space for large fridge freezer, radiator, wall mounted Vaillant boiler, ceiling spotlights and window to balcony aspect.

Bedroom 1

with wooden flooring, built-in mirrored wardrobes, window to rear aspect with radiator under.

Bedroom 2

with wooden flooring, window to rear aspect with radiator under and built-in mirrored wardrobes.

Bedroom 3

with wooden flooring, window to rear aspect with radiator under.

Bathroom

with Vinyl tiled flooring, concealed cistern WC set into vanity unit with rectangular basin and cupboard underneath, wall mounted courtesy lit mirror. Fully tiled and glazed double size shower unit with handheld and rain shower over, recessed courtesy shelf, ceiling spotlight track, extractor fan and wall mounted ladder effect heated towel rail.

Externally

There is a private single garage with the property and plenty of visitors parking.