

Bath Bear Flat Sales
01225 310 570
Andrewsonline.co.uk

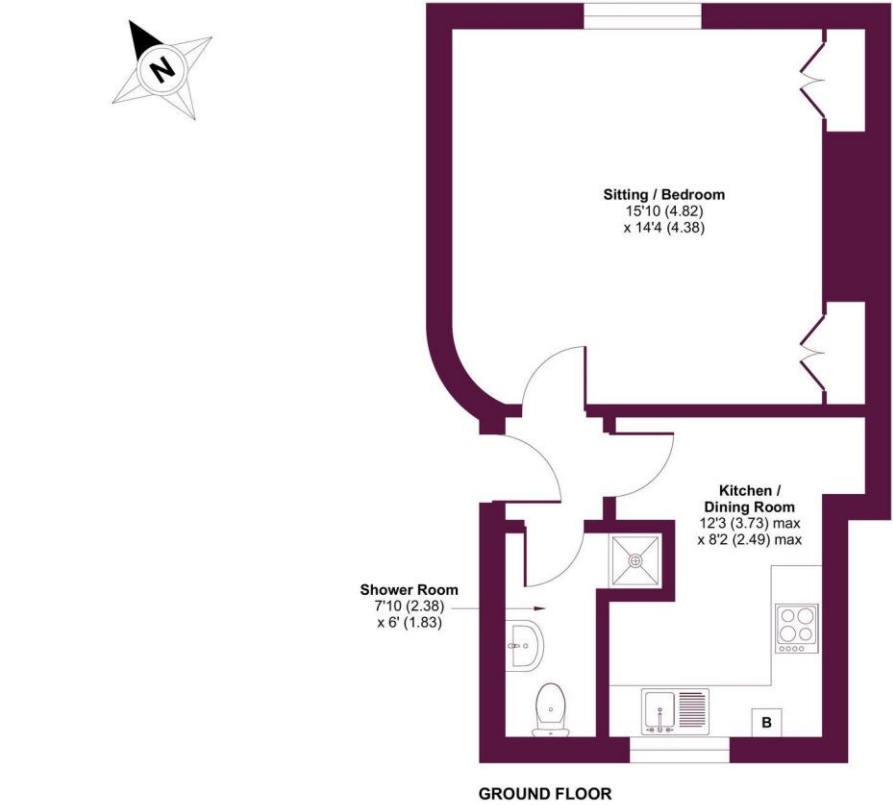
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Hanover Street, Bath, Somerset, BA1

Approximate Area = 386 sq ft / 35.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Andrews Estate Agents. REF: 1534917



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



Hanover Street,
Bath
BA1 6PP

£230,000

Energy Efficiency Rating: C



A well presented, ground floor apartment situated on a no through road with the benefit of being able to be holiday let, being sold with no onward chain.



Situated on Hanover Street in the sought-after residential area of Larkhall, this property enjoys a convenient position approximately 0.7 miles from Bath city centre. Larkhall offers an excellent range of local amenities, including a popular village shop, independent cafés, pubs, a delicatessen and pharmacy, creating a strong sense of community. There are regular bus services providing easy access to the city centre, whilst nearby Alice Park offers green open space, a children's play area and a popular café. Bath itself provides an extensive range of shopping, leisure and cultural attractions, together with Bath Spa railway station offering direct links to London Paddington and Bristol.

This well-presented ground-floor apartment, is ideally suited to a range of purchasers. A standout feature is the flexibility offered by the lease, which permits short-term holiday letting, making the property equally appealing as a permanent residence, investment opportunity or lock-up-and-leave holiday home.

The heart of the property is the impressive main reception room, measuring 15ft10' by 14ft4', providing ample space for both living and sleeping accommodation. Large sash windows to the front elevation flood the room with natural light, while a feature fireplace framed by fitted storage within the alcoves enhances both practicality and character. Positioned to the rear of the apartment, the kitchen/breakfast room is fitted with a range of base and wall units and benefits from an integrated oven with space for further freestanding white goods. There is also space for a two-seater dining table, creating an ideal setting for everyday dining. The bathroom is fitted with a three-piece suite incorporating a walk-in shower cubicle.

The current owners successfully operate the apartment as an Airbnb, and short-term letting is permitted under the terms of the lease. This level of flexibility is rarely available within the city and presents an excellent opportunity for purchasers seeking a home that can generate additional income when not in use. The property is offered for sale with no onward chain.



Summary

- Airbnb permitted
- Well presented through-out
- Period features
- No through road
- Share of freehold - 996 years left on lease
- Ground rent - Peppercorn
- Service charge - 25% of any costs that arise
- Council Tax - Please enquire

Interested in this property?
For viewings and advice please get in touch with our Bath Bear Flat Sales branch on 01225 310 570