



AUDLEY PARK ROAD, BATH, BA1  
£625,000 LEASEHOLD

Winkworth





Stunning detached Victorian Lodge in a highly sought-after location just moments from Royal Victoria Park. A level walk into central Bath, this exceptional property features 2 bedrooms and 2 bathrooms, combining period charm with modern living. Enjoy allocated parking plus 3 visitor spaces, alongside well-maintained gardens and grounds.

Audley Lodge stands proudly at the edge of Royal Victoria Park (55 acres of Bath's finest parkland, including The Royal Crescent, Botanical Gardens, and playparks). This grand former mansion has been thoughtfully divided into eight spacious, high-end apartments, each benefiting from private parking and access to beautiful communal grounds.

Number 7 greets you through an elegant communal entrance lobby. Inside, the spacious hall leads to a generous living area that combines sitting room, dining space, and a kitchen/breakfast room. Filled with natural light, the sitting room boasts 5 windows, each framing delightful views of the city and its surroundings.

The modern kitchen/breakfast room stretches out with lovely views over the south/southwest of the city, featuring stylish grey cabinets, elegant worktops, glass splashbacks, and ample space for a dining table. The principal bedroom is spacious, complete with a walk-in wardrobe featuring built-in shelving and ample storage space. The second double bedroom creates a sense of spaciousness and boasts charming views over the tennis courts below. The family bathroom features an extra-wide bath and is designed with contemporary fittings.

#### Outside

The Lodge is approached through impressive stone pilasters, leading to allocated parking for residents and guest parking for an additional 3 cars. The grounds are adorned with mature gardens, and there's a communal lawned area at the rear. A private lockable storage cupboard provides ample space for storage.

Share of freehold

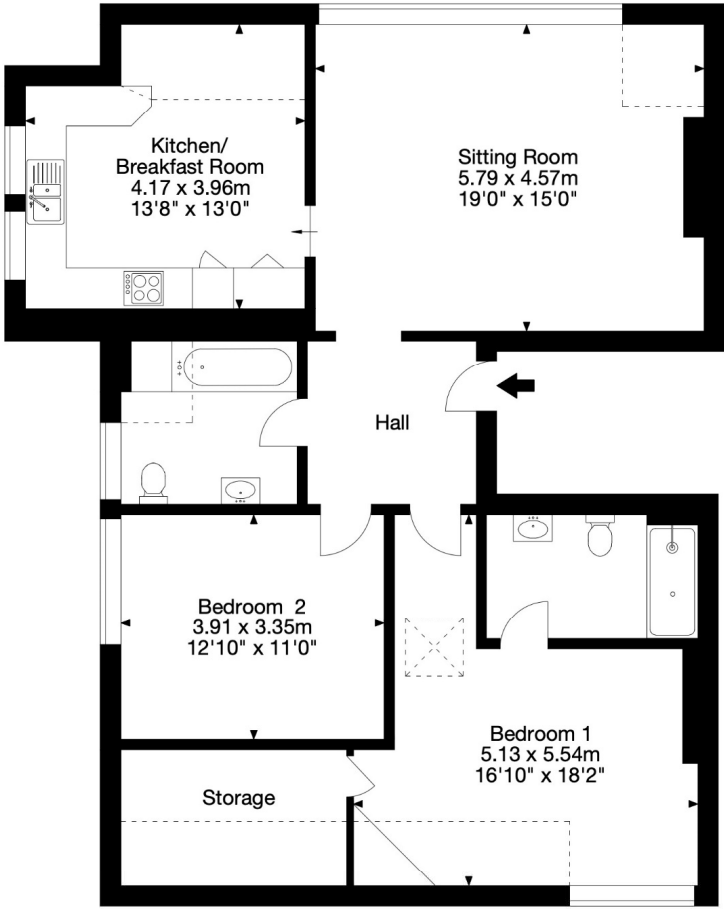








Flat 7, Audley Lodge, 19 Audley Park Road, Bath BA1 2XJ  
 Gross Internal Area (Approx.)  
 106 sq m / 1,147 sq ft  
 (Incl. Restricted Height Areas)



Second Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate  
 All measurements and areas are approximate and should not be relied on as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	31
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bath | 01225 829 000 | bath@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

