



ASPIRE

— TO MOVE —



Newbridge Hill, Bath, BA1

Video and physical viewings available. Newly refurbished two bedroom flat located on Newbridge Hill, Bath. The flat is available now, located very close to the RUH, has parking and is offered unfurnished.

Newbridge occupies an area to the west of Bath city centre, just north of the River Avon. The main shopping area in Newbridge is Chelsea Road, a small area of shops, restaurants and hairdressers. Shops include a bakery, a hardware shop, a SPAR supermarket, a cycle shop and nearby on Newbridge Road a post office. Bus stops can be found at regular intervals along both Newbridge Road and Newbridge Hill which provide access to Bath city centre and both universities. Bath spa train station is 1.7 miles from Chelsea Road. The area benefits from its close proximity to the Royal United Hospital.

£1,495 PCM

Newbridge Hill, Bath, BA1

- Video viewing available
- Unfurnished
- Communal garden
- Two bedroom flat
- Newly refurbished
- Council tax band C
- Excellent located for access to the RUH
- Parking
- Holding deposit: £345

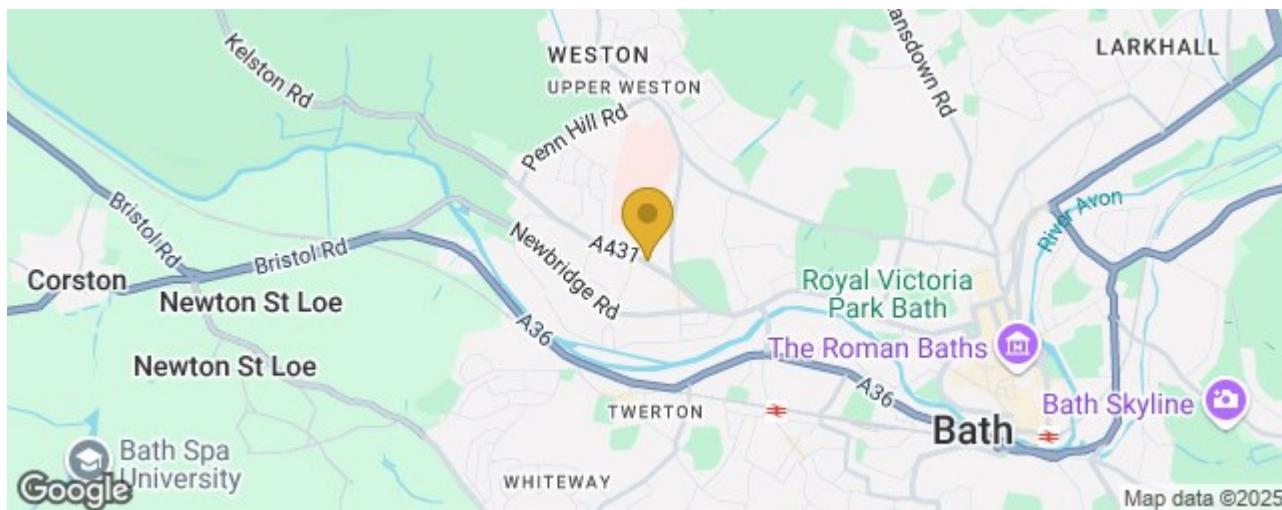
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The flat is located on the second floor and has double glazed windows and gas central heating. The flat has recently been refurbished throughout and features a new kitchen, bathroom and flooring as well as being freshly painted. The kitchen has base and wall units, cookers, hob, and will be fitted with a washing machine and fridge/freezer. The living dining room has ample space for sofa, coffee table, dining table and chairs and also features a storage cupboard. There are two bedrooms, both of which have space for a double bed and other bedroom furniture. The new bathroom suite has shower over bath, WC and sink.

The flat benefits from communal off street parking and gardens. The flat is available now and would best suit a single occupant, couple or two professional sharers. The property may also suit a small family with one child.

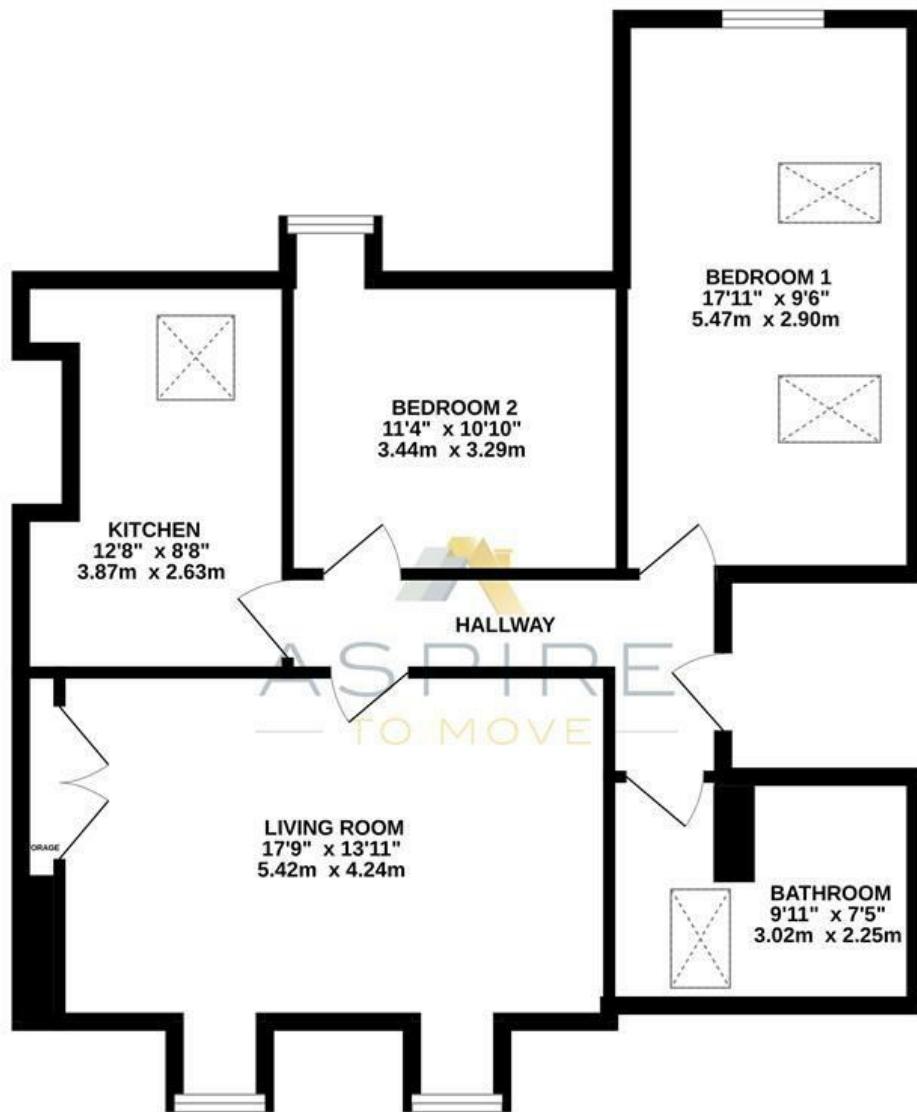
Council tax band C: £1968.48





Floor Plan

SECOND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



NEWBRIDGE HILL, BATH, BA1

TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |