



# ASPIRE

— TO MOVE —



## Bedford Street, Bath, BA1

Video and physical viewings available. Newly refurbished studio flat located in the popular Bedford Court development. Offered furnished and available now. The flat benefits from a parking space and communal gardens.

Bedford Court is located just off London Road and provides excellent access into Bath city centre. There is a bus stop 0.1 miles away and local shops on London Road including a Morrisons supermarket 0.2 miles away.

**£1,150 PCM**

# Bedford Street, Bath, BA1

- Studio flat
- Available now
- Council tax band A
- Newly refurbished
- Communal garden and allocated parking space
- Deposit: £1326
- Offered furnished
- Holding deposit: £265

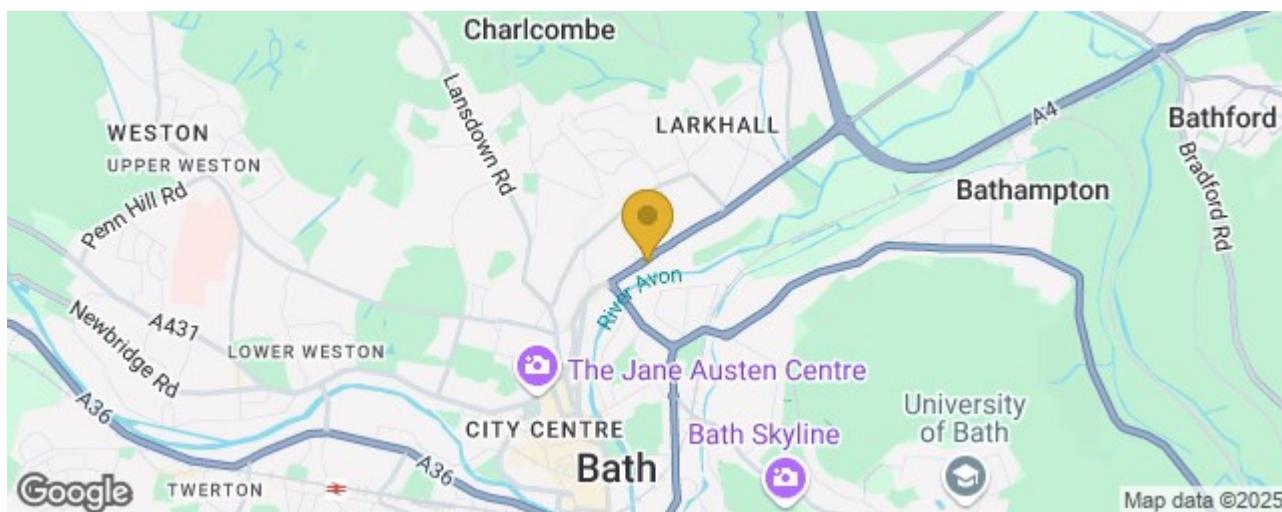
Video and physical viewings available. Newly refurbished studio flat located in the popular Bedford Court development. Offered furnished and available now. The flat benefits from a parking space and communal gardens.

Bedford Court is located just off London Road and provides excellent access into Bath city centre. There is a bus stop 0.1 miles away and local shops on London Road including a Morrisons supermarket 0.2 miles away.

The living accommodation comprises of an open plan kitchen, living, dining, bedroom. A double bed, bedside tables, built in wardrobes, tv unit, sofa, bar stools are provided. The new kitchen has base and wall units, oven, hob, extractor as well as a small fridge/freezer. The shower room has walk in shower, WC and sink. There is a storage cupboard which houses the washer/dryer and hot water tank. The flat benefits from an allocated parking space and a splendid riverside, communal garden.

The flat is offered furnished and is available now. The flat would best suit a professional couple or single occupier. Mature students may also be accepted.

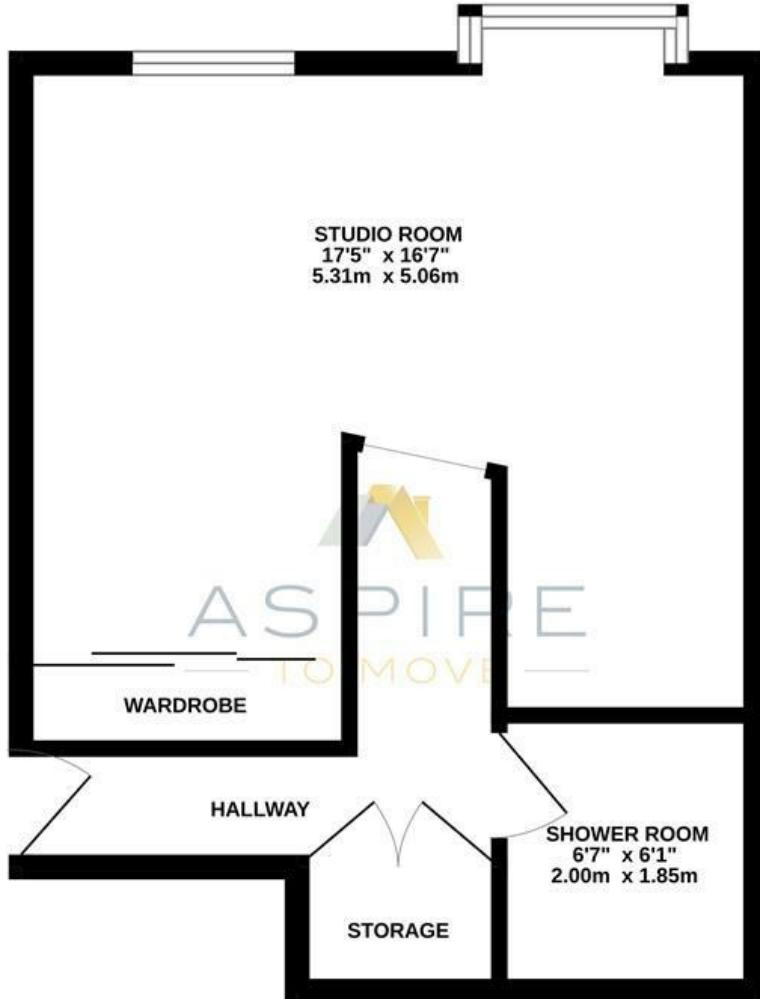
Council tax band A: £1476.36





# Floor Plan

GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



BEDFORD COURT, BATH, BA1

TOTAL FLOOR AREA: 371 sq.ft. (34.4 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			