



# ASPIRE

— TO MOVE —



## Riverside House, Osborne Road, Bath, BA1

Video and physical viewings available. Two bedroom, first floor apartment located just off Newbridge Road. Features include a parking space, communal garden, bike and bin store, available 17th July.

Riverside House is located adjacent to the Avon and Kennett canal. The location provides excellent access into Bath city centre via the cycle path. There is an excellent local pub and bakery 0.1 miles away and local shops on Newbridge Road, 0.3 miles away.

**£1,500 PCM**

# Riverside House, Osborne Road, Bath, BA1

- Two bedroom flat
- Communal garden, bike and bin store
- Available 17th July
- Council tax band B
- Modern flat
- Beautiful riverside location
- Holding deposit: £346
- Parking space
- Unfurnished
- Assured Periodic Tenancy

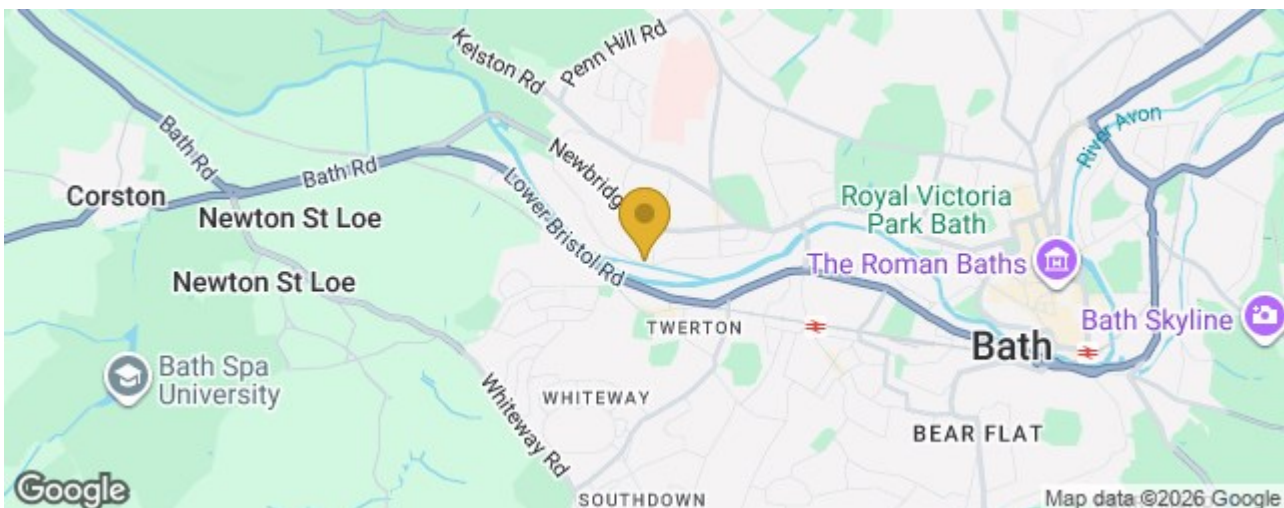
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The accommodation has recently been repainted and recarpeted throughout. There is a kitchen with base and wall units, cooker, hob, extractor, integrated fridge/freezer and washing machine. There is an area for bar stools. A separate living room has dual aspect windows and enjoys views towards the river. There are two bedrooms, one master bedroom with built in wardrobe storage and one smaller single bedroom/study. There is a bathroom with shower over the bath and storage cupboard. Externally you have access to communal gardens, bike storage, bin storage and parking for one car.

The property is available from the 17th July, offered unfurnished and would best suit a professional couple or single occupant.

Council tax band B £1,808.54





# Floor Plan

FIRST FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



RIVERSIDE HOUSE, BATH, BA1

TOTAL FLOOR AREA : 646 sq.ft. (60.1 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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