FLOOR PLAN:

Approximate Gross Internal Area = 47.3 sq m / 509 sq ft

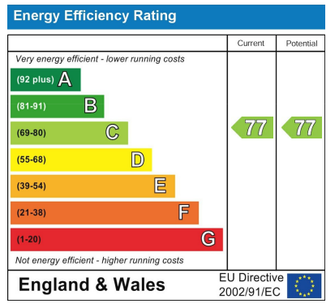


Third Floor

Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale
Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



30 Beau House, Victoria Bridge Road, Bath, BA2 3FA

1 Bedroom Flat/Apartment

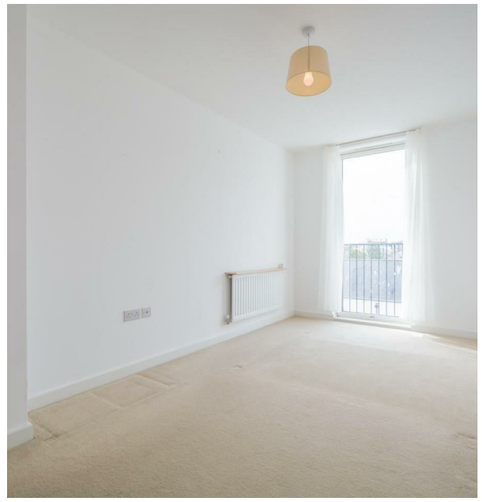
Guide price £210,000

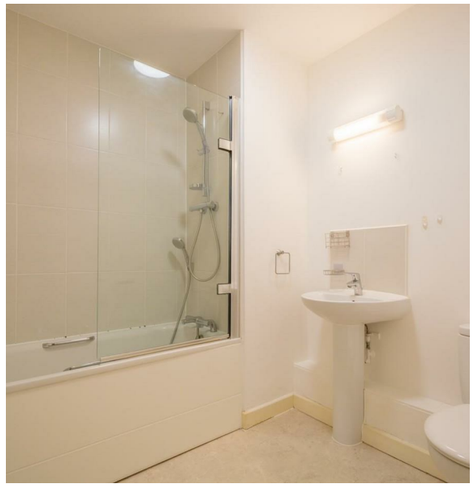
- A contemporary and spacious apartment - NO ONWARD CHAIN
- Open plan kitchen, double bedroom, bathroom
- Council tax band A, Leasehold, EPC rating C, no onward chain
- West facing living room with Juliet balcony
- Bike store and bin store

DETAILS

An impressive one bedroom apartment forming part of 'Beau House'. No onward chain.









DESCRIPTION
A spacious and light one bedroom apartment forming part of Beau House, within the sought after area of 'Bath Riverside'. The property benefits from a west facing living room with Juliet balcony, a modern open plan, fully fitted kitchen, spacious double bedroom, contemporary bathroom with shower over bath. Parking available on an application basis. The property is located within a few minutes walk of Bath city centre and offered with no onward chain.

LOCATION
Bath Riverside enjoys a level walk or cycle along a car-free towpath into the heart of the City – direct to the train station and bus terminal. It forms part of the Kennet and Avon cycle route which will also take you out to Bristol. Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol. There are also various sporting and leisure facilities including Bath Rugby. Bath is particularly well placed for the M4 motorway (junction 18 approximately 11 miles north) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham and the City of Bristol, which is some 10 miles to the west.

TENURE
99 year lease from 2011
Freeholders - Crest Nicholson Operations Ltd
Management company - Curo Places Ltd
Management charge - £198pcm
Subject to change



