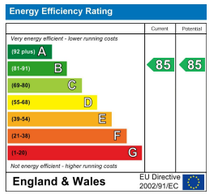
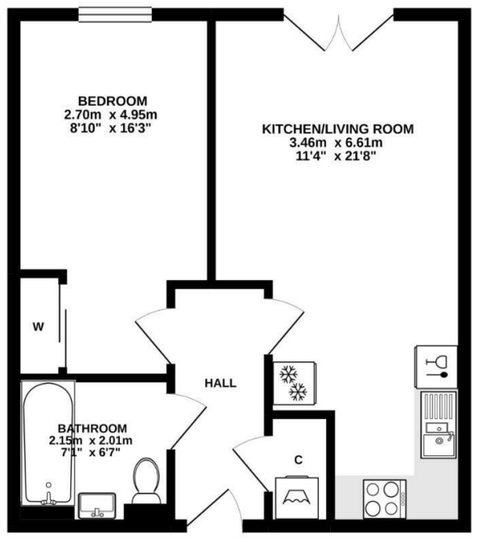


FLOOR AREA
42.7 sq.m. (459 sq.ft.) approx.



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.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

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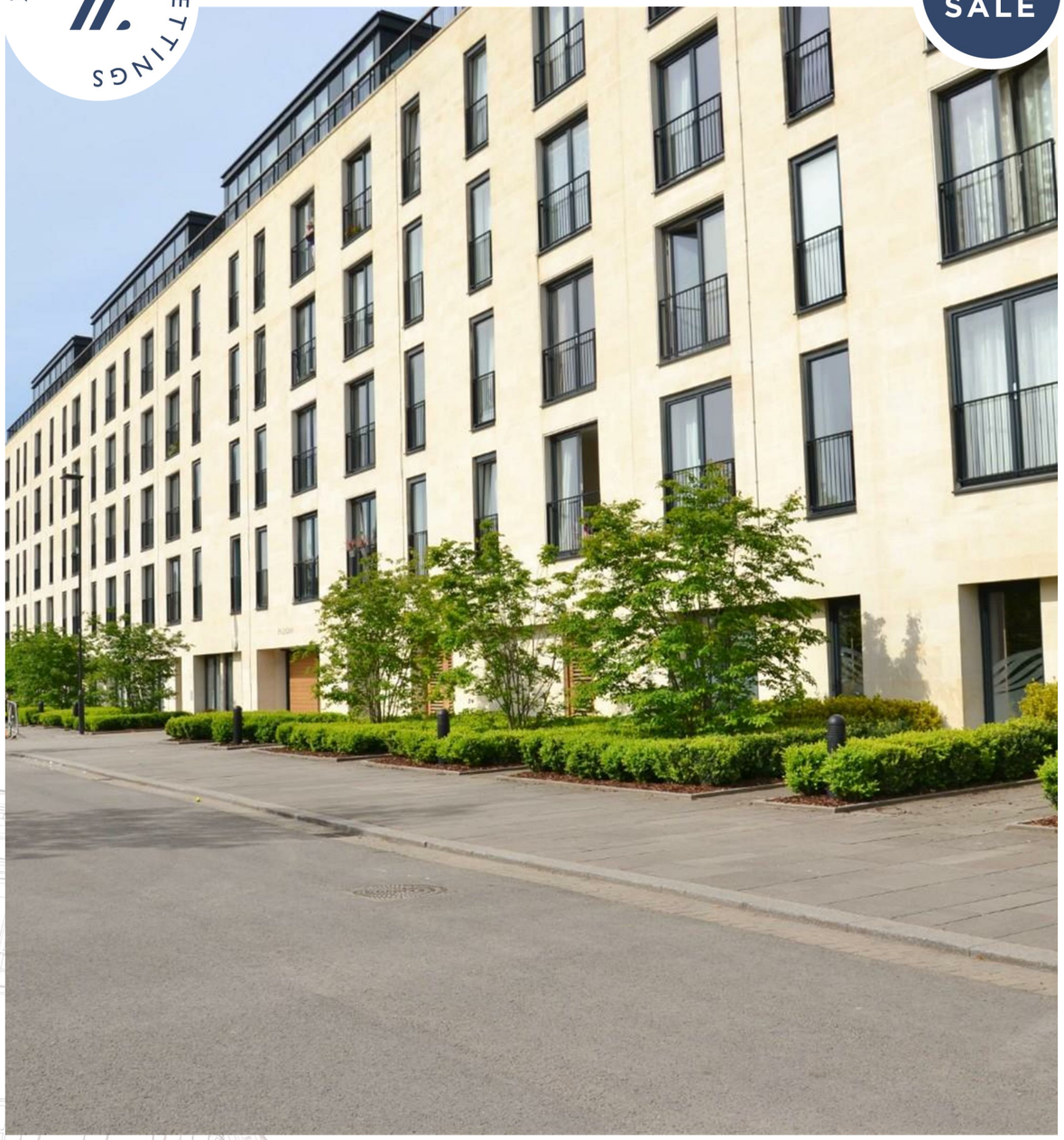
01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

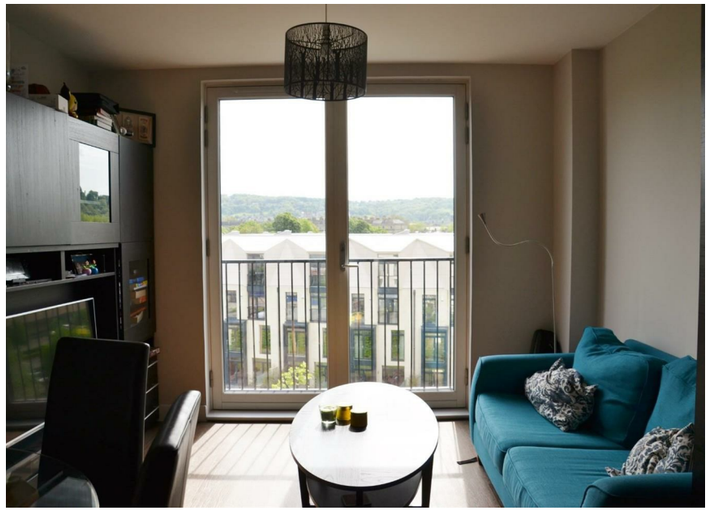


VICTORIA BRIDGE ROAD, BATH
BA2 3FL

GUIDE PRICE £270,000

1 BEDROOM APARTMENT

- Open plan living room and kitchen with Juliet balcony and far reaching views
- Modern bathroom with bath and shower over
- Within a 10 minute walk of the city centre
- Spacious double bedroom with full length window
- Private communal gardens.
- Leasehold, EPC Rating B, Council Tax band B



DESCRIPTION

An impressive one bedroom apartment forming part of the sought after development 'Bath Riverside'. The property benefits from a spacious entry way with large utility cupboard, a reception room with a Juliet balcony, benefiting from river views and offering space for both living and dining, and a modern open plan fully fitted kitchen. There is a spacious double bedroom, which also enjoys a river view, and a contemporary bathroom with shower over bath. The building has a secure entry system and lift, as well as private communal gardens, all just a five minute walk to Bath city centre.

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

999yr lease, commenced 2011. Freeholder John Lewis Partnership Pension Trust. Management Company: Pinnacle Property Maintenance Ltd. Management charge £100pcm. Ground rent £192.68 per annum. Subject to change. Pets require approval.