

Flat 6, Victoria Bridge Court, Bath BA1 3AY  
Approx. Gross Internal Area  
731 sq ft - 67 sq m

## FLOOR PLAN:

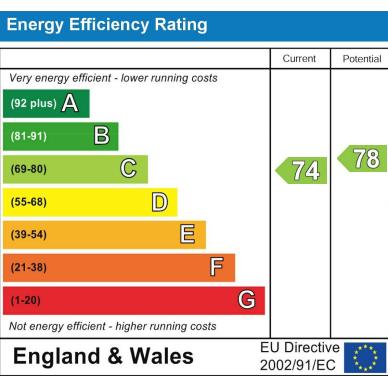
## KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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01225 481010

## EPC CHART:



## ZEST PROPERTY SERVICES

1a Mile End  
London road  
Bath  
BA1 6pt

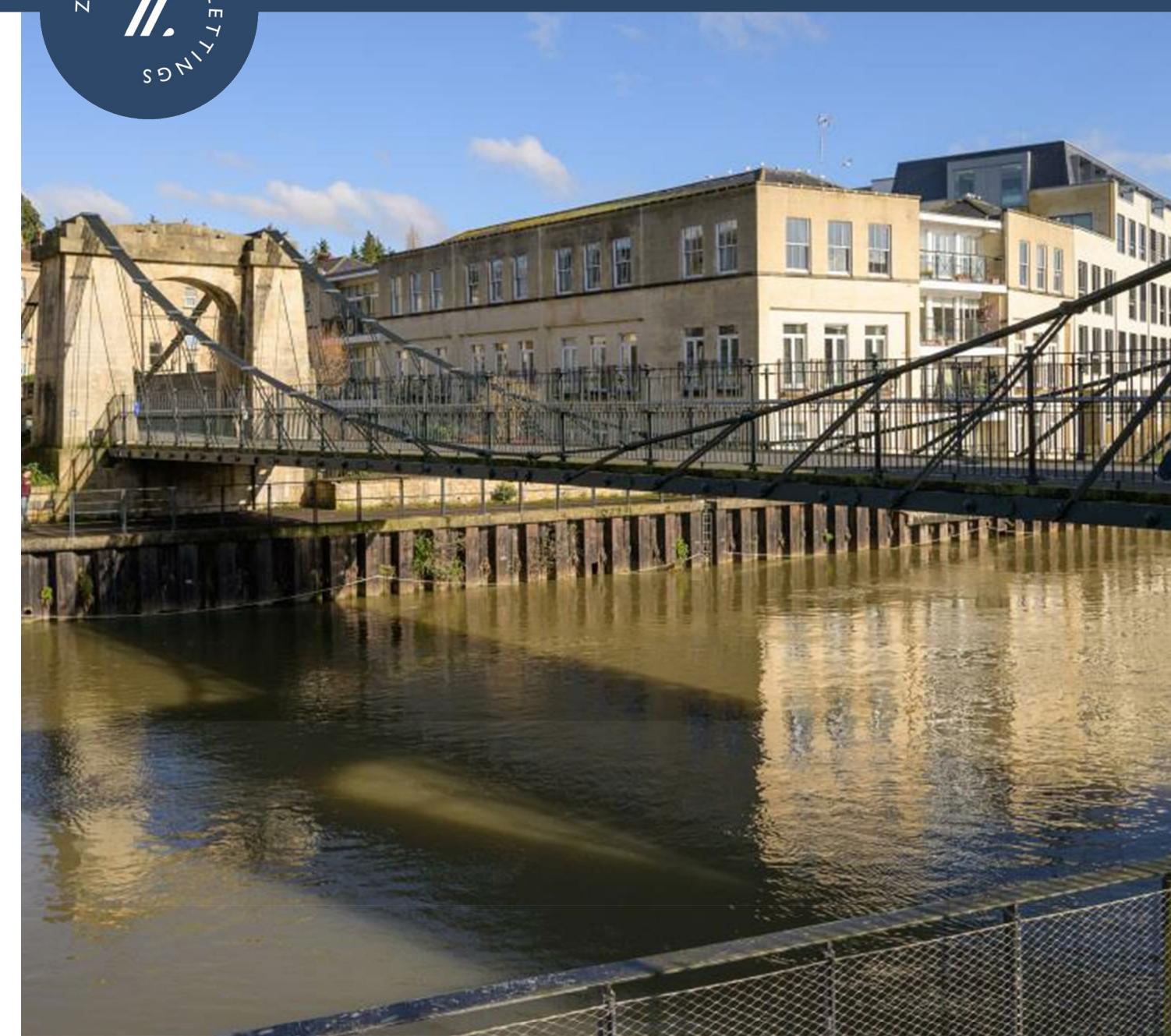
T: 01225 48 10 10  
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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, 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.



## Victoria Bridge Court, Victoria Bridge Road, Bath, BA1 3AY

### 2 Bedroom Apartment

- Two Bedroom Ground Floor Apartment
- Light & Spacious Open Plan Living Kitchen Dining Room
- Well Presented throughout With No Onward Chain
- Gated Private Parking Space
- Desirable Location With Level Walk To Town
- Leasehold, Council Tax Band D, EPC Rating C

### DETAILS

An immaculately presented, modern light and airy ground floor apartment situated on the banks of the River Avon level walk into Bath City Centre. The property boasts well balanced accommodation along with a private parking space and No Onward Chain.

Guide price  
£375,000



#### DESCRIPTION

Upon entering the building, residents are welcomed by an elegant communal entrance hall that leads seamlessly to the apartment. Inside, the home opens into a generously proportioned open-plan living space, thoughtfully designed to accommodate a sleek, contemporary kitchen alongside areas for dining and relaxation. To the rear, full-width windows and twin patio doors bathe the interior in natural light, creating a bright and inviting atmosphere throughout.

The principal bedroom is a well-appointed double, complete with mirrored fitted wardrobes, while the second bedroom offers a versatile space ideal for a refined home office or guest room. The bathroom is stylishly finished and well sized, featuring a bath with overhead shower, vanity washbasin, and WC. A cupboard in the hallway provides excellent additional storage.

The apartment is set within an attractive modern development, accessed via secure electric gates. Residents benefit from allocated parking, additional visitor spaces, and beautifully maintained communal gardens that offer a peaceful green retreat.

#### LOCATION

Victoria Bridge Court is a highly sought-after riverside development, beautifully positioned on the banks of the River Avon. The city centre is easily accessible via level pedestrian routes along the river or through Upper Bristol Road.

The World Heritage City of Bath offers an exceptional lifestyle, with renowned fine dining, elegant boutique shopping, the Theatre Royal, and the architecturally striking Thermae Bath Spa.

Excellent transport links connect Bath to London, with Junction 18 of the M4 located to the north of the city and regular rail services from Bath Spa station to London Paddington in approximately 90 minutes. The station is within a level walk of the apartment. Additionally, a nearby cycle path forms part of the Kennet and Avon Cycle Route, providing a scenic and convenient route to Bristol.

#### TENURE

Approx. Lease Length - 977 years from 1 January 2002

Annual Service Charges - Approximately £2796 per annum

Ground Rent - Approximately £165 per annum

Management Company - Saxsons Management Company

Council Tax Band - D