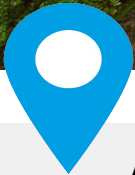




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Albion Place, Bath

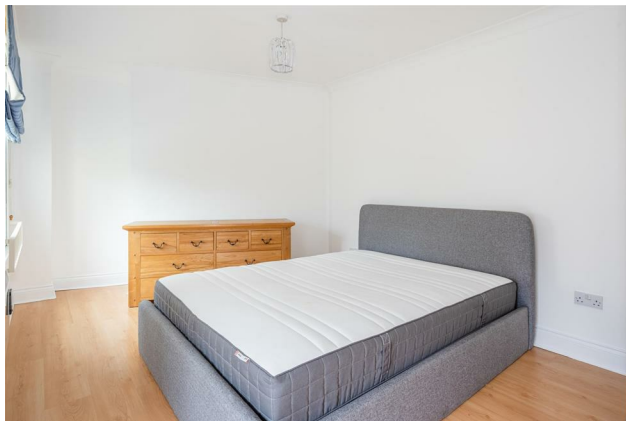
- One bedroom top floor apartment
 - Available tenanted if required
 - Delightful Communal Garden
 - Secure Gated Development
 - Council Tax band B
- Presented in excellent order
 - Covered Allocated Parking
- Riverside walks to city centre
 - Video Viewing Available
 - EPC Rating C





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Offers In The Region Of £275,000





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ALBION PLACE is a fantastic opportunity for first time buyers and investors alike, with a rooftop communal garden & covered parking, this spacious second floor apartment is situated in the highly sought after Victoria Bridge Court development in the heart of Bath with access to Riverside Walks.

The development sits alongside the river Avon, and is accessible to river walks taking you into the city centre.

It is part of a residential building constructed in 2002. The building comprises five modern flats, and is situated on the edge of Victoria Bridge Court. This is a secure gated development with allocated covered parking and bicycle storage, plus delightful communal gardens which include a roof style terrace for residents of Albion Place.

The property has a generous lounge and well proportioned bedroom, offering a bright and airy living space. A standout feature is the allocated covered parking - a rare luxury in central Bath, providing both convenience and security.

With its spacious layout, prime location and high demand in the area, this apartment won't be on the market for long - early viewings are highly recommended to fully appreciate all it has to offer.

The block management of this development has recently changed. Major works scheduled for the summer to include roof repairs are fully funded in the sinking fund (details available on request to serious buyers)

Contact us today to arrange an internal inspection.

Achievable Market rent £1250 pcm

Tenure Leasehold 999 years from 2002

Management Company: Saxons Block Management

Service Charge: £1640.00 per annum (subject to change)

Ground rent : £90 Per annum

Council tax : BANES Band B

EPC rating C



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HALLWAY

Small electric storage heater
Entry phone
Fuse box
Cupboard housing emersion water heater tank and shelving
Telephone point

BATHROOM

White suite comprising panelled bath with shower over and glass screen
Pedestal wash hand basin
Low level WC
Vanity cabinet
Shaver point
White tiles to splash prone areas
Electric heated towel rail
Extractor fan

SITTING ROOM

17'8" x 11'4"
Two sash windows with internal secondary glazing to front elevation.
Wood effect flooring
Extendable dining table with four chairs
Large electric storage heater
TV, sat and telephone point

KITCHEN

10'1" x 6'4"
Kitchen comprising a range of wall and base cupboards with work tops over
Four ring electric hob With stainless steel extractor fan over
Electric oven
Built in washing machine and fridge/freezer
Stainless Steele sink with drainer
Sash window with internal secondary glazing to front elevation
Shelving

Spotlighting

Tiled to splash prone areas
Small electric storage heater

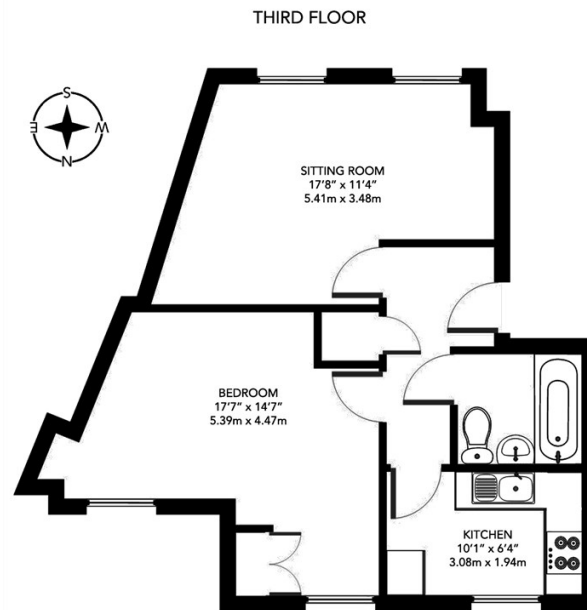
BEDROOM

17'7" x 14'7"
Two sash windows with internal secondary glazing to front elevation
Small electric storage heater
Telephone point
Large cupboard
Two chests of draws
Large mirror



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Albion Place, Bath



TOTAL FLOOR AREA : 488 sq.ft. (45.3 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 such 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	