



WentWorth  
Estate Agents

## Flat 2 Victoria Bridge Road, Bath, BA1 3AY

▪ Spacious Ground Floor Apartment ▪ 809 Sq Ft Of Internal Accommodation ▪ Private Allocated Parking ▪ River Views ▪ No Onward Chain ▪ Open Plan Living Area & Kitchen ▪ Great Size Double Bedroom ▪ Jack & Jill Bathroom ▪ Level Walk To The City Centre ▪ EPC Rating - C

Price guide £335,000

### Location

Victoria Bridge Court is an extremely desirable Riverside development located on the banks of the River Avon. There is level pedestrian access along the river or via Upper Bristol Road into the city centre. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins), which is a flat walk from the apartment. There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

### Internal Description

Once inside there is a communal entrance hall with a door close by leading to the ground floor apartment. On entering the apartment there is a light and airy hallway with a good size useful airing cupboard. The apartment boasts high ceilings and a wonderful open plan living space and kitchen. This is a sleek spacious dual aspect room with a stunning picture window offering Southerly views down the River Avon This lovely room offers ample space for both a dining area and sitting area. The kitchen is modern with a variety of wall and base units., Neff integrated appliances include a slimline dishwasher, electric oven, hob, and extractor hood. There is also a built in Neff fridge and freezer, and an inset one and half bowl sink unit plus space for a washing machine.

The bedroom is of a very good size and benefits from wall to ceiling fitted wardrobes. The bedroom has the benefit of a private balcony with patio doors offering fantastic river views. The accommodation is completed by the fully fitted bathroom suite. This comprises of a bath with shower over, wash hand basin, w.c and towel radiator, as well as a vanity unit with useful storage cupboard. The bathroom can be accessed from both the bedroom and hallway.

### External Description

Private electric gates give access to the building and car park. There is parking for one vehicle plus ample visitor parking. This property benefits from a communal garden as well as a private balcony from the bedroom overlooking the River Avon

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure -Leasehold

Approx. Lease Length - 999 years from 1 January 2002

Annual Service Charges - Approximately £3,800 per annum (Under Review)

Ground Rent - Approximately £270 per annum

Management Company - First Port Estate Management

Council Tax Band - D

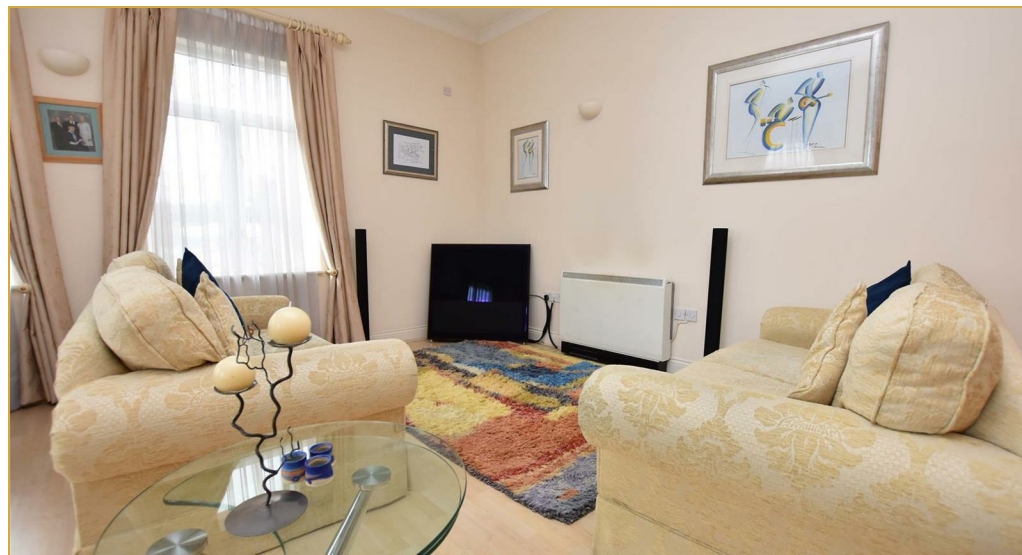
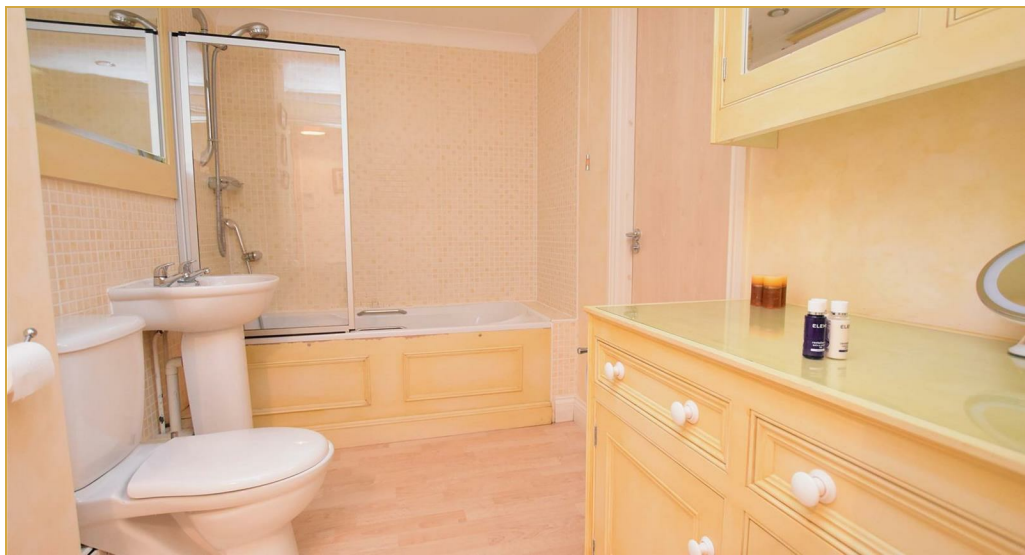




Ground Floor  
 Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup>

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. [www.epcasessments.co.uk](http://www.epcasessments.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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