



IMPERIAL

WentWorth  
Estate Agents



# 29 Imperial Stothert Avenue, Bath, BA2 3FH

- Second Floor Apartment
- Open Plan Living Room
- Modern Kitchen
- Light & Airy Throughout
- Private Balcony
- Dual Aspect Double Bedroom
- Sleek Bathroom
- No Onward Chain
- EPC Rating - C

Price guide £270,000

## Location

The apartment forms part of a contemporary building located on the banks of the River Avon situated within the high specification and desirable Riverside development. 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 (Approximately 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

You enter the property into a communal hallway with stairs leading up to the apartment, which can be found on the second floor. Once inside there is a welcoming entrance hall with utility cupboard. To the front of the property you have an open plan living dining area as well as the kitchen. This is a good size dual aspect, light space with glazed doors to the front, and glazed door leading to a private balcony to the right. These picture windows allow light to flood into the space. The kitchen provides a good range of wall and base units with built in fridge freezer, slimline dishwasher, electric oven, hob and inset sink unit.

To the rear of the apartment you will find the dual aspect double bedroom again with glazed doors and built in wardrobes. The accommodation is completed by the family bathroom which comprises of a panelled bath with shower over, wash hand basin and w.c.

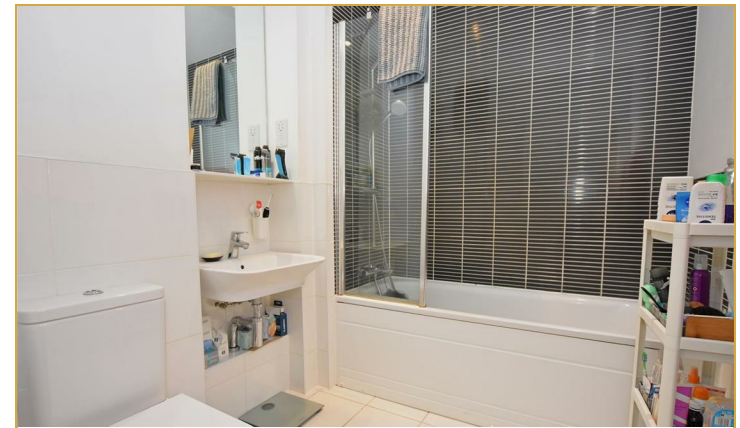
## Agents Note

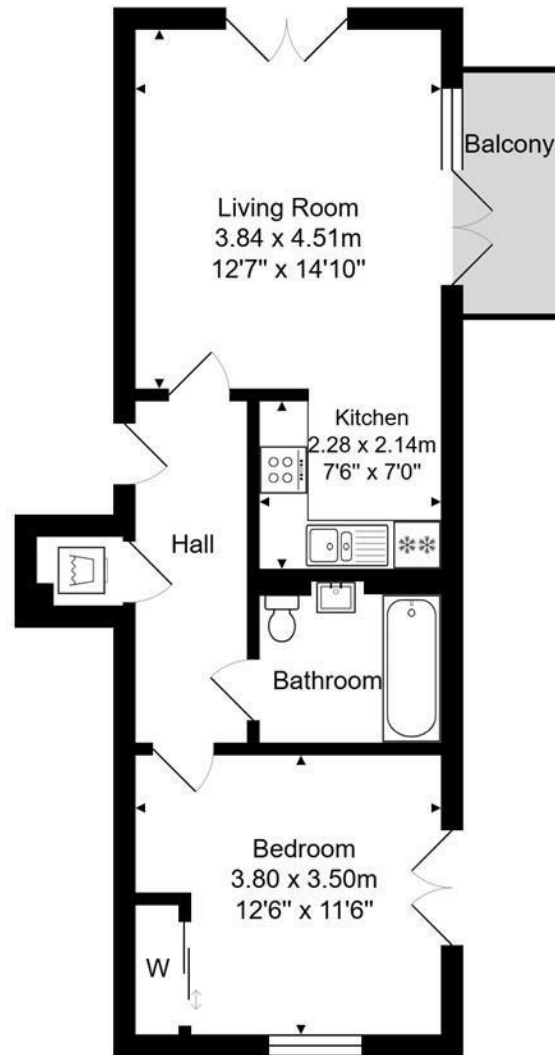
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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  
Lease Years Remaining: Circa 985 years  
Management Company: Pinnacle Property Management  
Service Charge: Approx. £2,083 per annum  
Ground Rent: £200 per annum  
Estate Charge: £301.93 per annum  
Buildings Insurance: £327.72  
Council Tax Band: B  
Local Authority: Bath and North East Somerset


NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .





Total Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup> (excluding balcony)

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.epcassessments.co.uk](http://www.epcassessments.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(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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