



3 Paladian Victoria Bridge Road, Bath, BA2 3FJ

■ Ground Floor Modern Studio Apartment ■ 333 Sq Ft Of Accommodation ■ No Onward Chain ■ Well Proportioned Throughout ■ Double Bedroom Area With Built In Wardrobes ■ Sleek Bathroom Suite ■ Open Plan Living Kitchen Area ■ Private Entrance ■ EPC Rating - C

Price guide £210,000

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

The property has a private entrance and is accessed on the ground floor. Once inside the property there is a lovely open plan living and contemporary kitchen area. The kitchen provides a range of wall and base units with built in electric oven and hob. There is a built in slimline dishwasher and fridge freezer as well as plumbing for a washing machine. To the rear of the apartment you will find the double bedroom area with built in wardrobes. This sits next to the ample bathroom which boasts a fully fitted white suite. This comprises of a panelled bath with shower over, w.c, wash hand basin and towel radiator.

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

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Years Remaining: Circa 985 years

Service Charge Management Company: Pinnacle Property Management

Service Charge: Approx. £457 per annum

Ground Rent Management Company: Estates & Management LTD

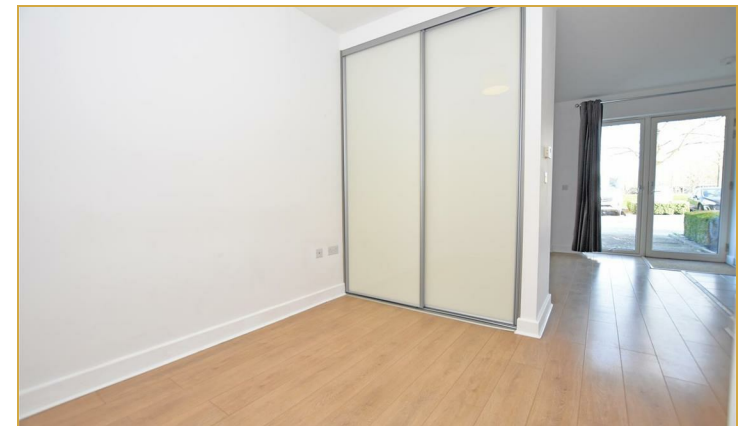
Ground Rent: Approx. £125 per annum

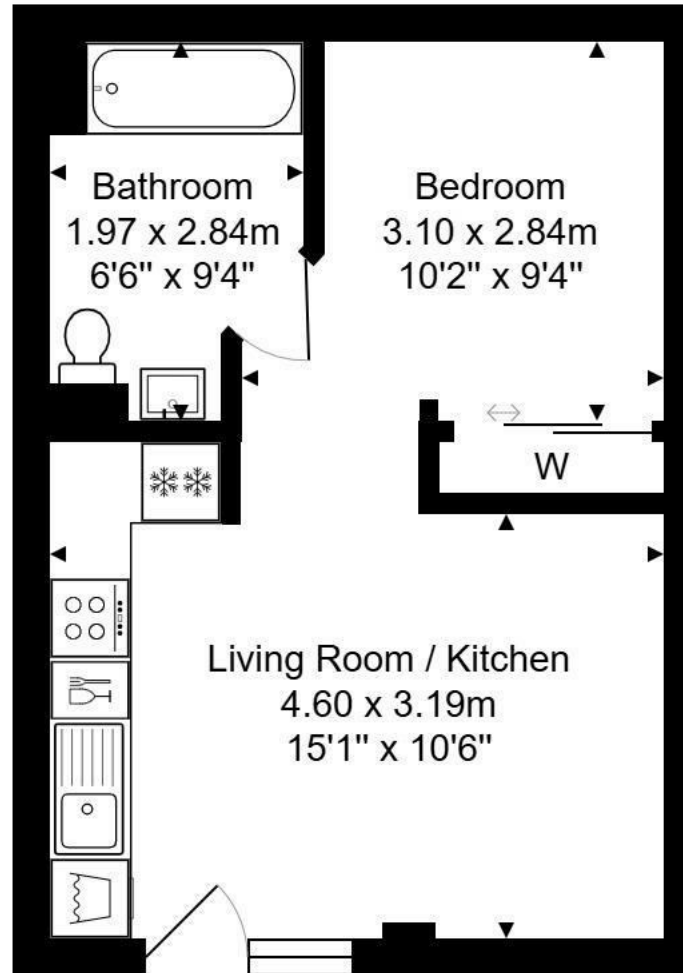
Buildings Insurance: Approx. £305 per annum

Council Tax Band: a

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: 30.9 m² ... 333 ft²

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 



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