



WentWorth  
Estate Agents





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## Flat 6, Victoria Bridge Court Victoria Bridge, Bath, BA1 3AY

- Spacious Ground Floor Apartment • Two Bedrooms • Open Plan Living/Dining/Kitchen • Private Allocated Parking • Desirable Location • No Onward Chain • EPC- C

**Offers in excess of £395,000**

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### Internal Descriptions

Entering the building you are greeted with a communal entrance hallway, leading to the apartment. Once inside the property, you will find a spacious, open plan living area with a stylish kitchen, room for dining and of course relaxing. To the rear there are full width windows and two patio doors, allowing the space to be flooded with natural light Bedroom one is a good sized double, with mirrored wardrobes. Bedroom two is a single and is ideal for utilising as a home office. The bathroom is well proportioned and comprises of a bath with shower over, wash hand basin vanity and w/c. Benefitting from a large linen cupboard in the hallway.

### External Descriptions

The property sits within an attractive, modern building and is accessed via electric gates. There is allocated parking and additional spaces for visitors. Beautifully kept communal gardens provide welcoming green space for residents to enjoy.

### 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.

### 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.

### Additional Information

Tenure -Leasehold

Approx. Lease Length - 977 years from 1 January 2002

Annual Service Charges - Approximately £3,446 per annum

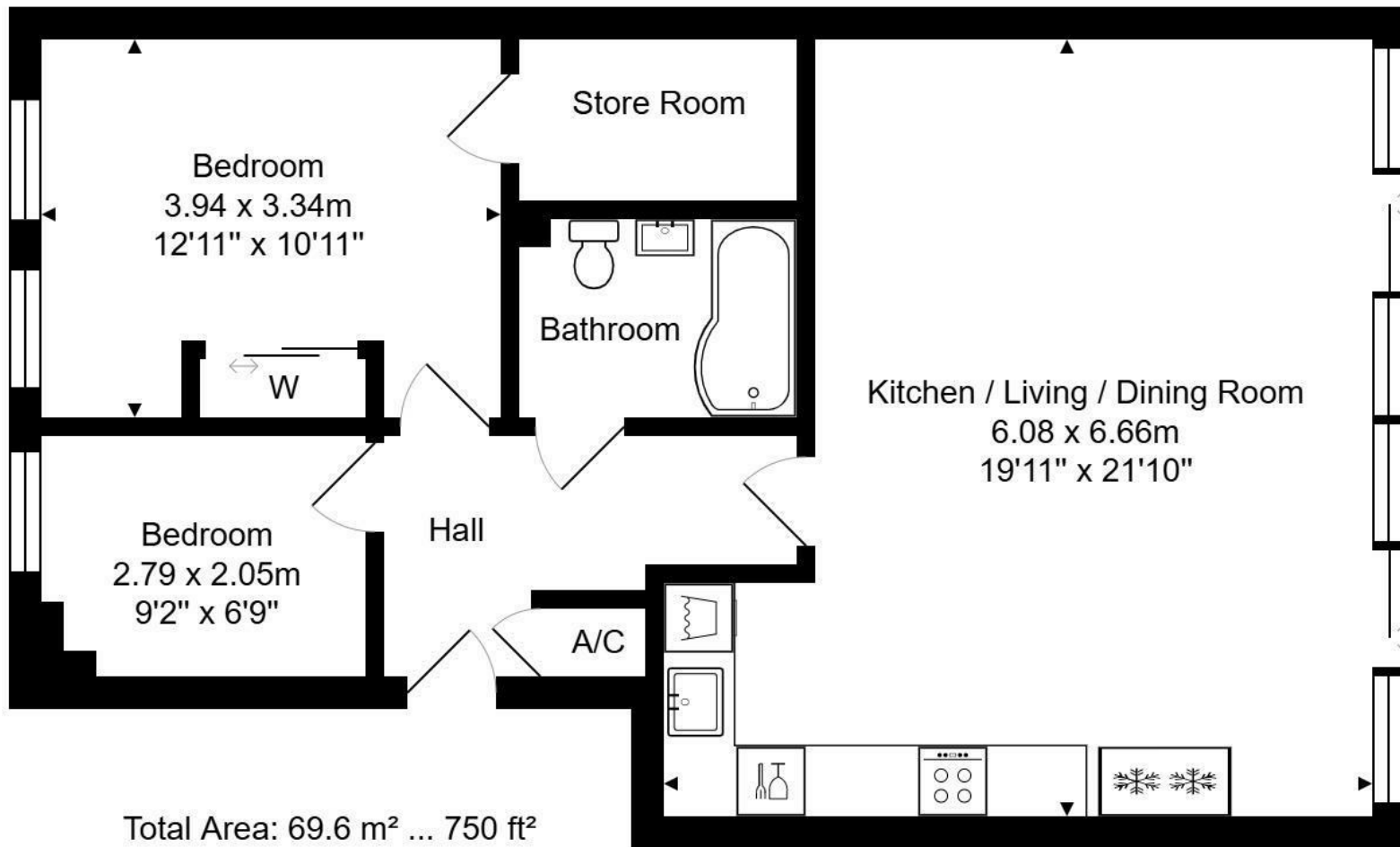
Ground Rent - Approximately £330 per annum

Management Company - Saxsons Management Company

Council Tax Band - D

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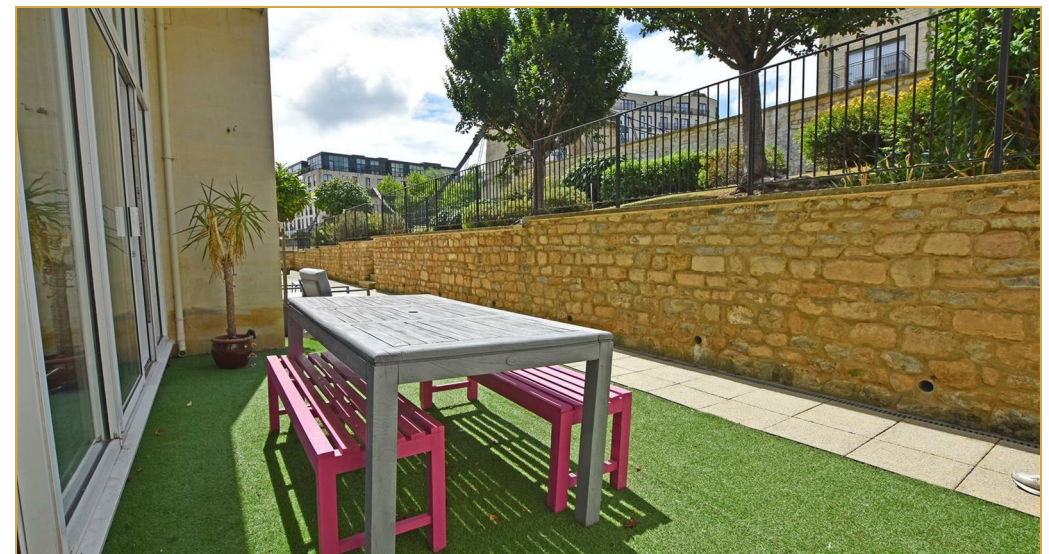
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	







Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

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