



Sally Botham
ESTATES

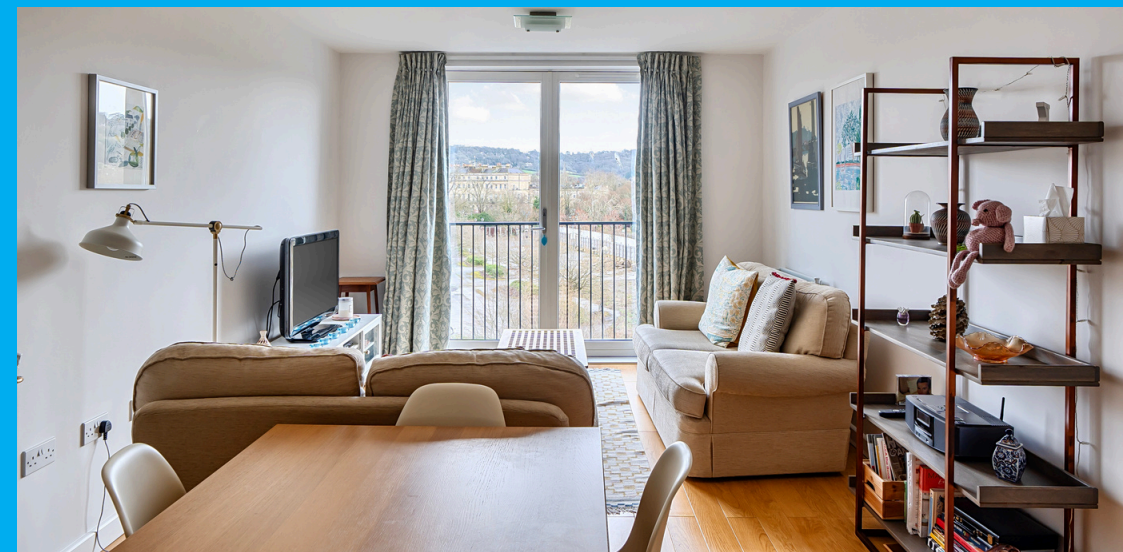
44 PALLADIAN
Victoria Bridge Road, Bath, BA2 3FJ
£400,000



VIEW THE
VIDEO TOUR







A spacious and well-presented third-floor apartment, ideally located close to the centre of the historic Georgian town of Bath. Located in a purpose-built block, constructed in 2012, this delightful apartment offers: two double bedrooms; family shower room; spacious open-plan living dining kitchen; deep walk-in storage cupboards, and utility cupboard. There is a gated under-croft parking with an allocated space. Situated within walking distance of a supermarket and city centre amenities.

Entering the property via a broad entrance door from the communal landing, which opens to:

RECEPTION HALLWAY

Having polished light oak flooring, central heating radiator with radiator cover, video intercom link to the entrance door, and doors opening to:

OPEN-PLAN LIVING DINING KITCHEN

With front-aspect double-glazed double doors opening to Juliet balcony and enjoying views over the city to the wooded hills that surround the area. The room has polished light oak flooring, following through from the reception hallway. The kitchen area of the room has a good range of shaker-style units, with cupboards and drawers set beneath a solid oak worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting, open-display shelves, pull-out spice racks, and wine rack. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, with a filtered drinking water facility. Integral appliances include a Whirlpool slimline dishwasher, fridge, and freezer. Beneath the hob is a fan-assisted electric oven. The room has central heating radiators and a data point.

From the hallway, further contemporary oak doors open to:

UTILITY CUPBOARD

Having space and connection for an automatic washing machine, slatted linen storage shelving, ventilation system fan unit, and fibre broadband access point.

WALK-IN STORAGE CUPBOARD

Having hanging space and a light.

BEDROOM ONE

With front-aspect double-glazed patio doors opening to a Juliet balcony, and enjoying the far-reaching view afforded by the property. The room has a central heating radiator with a thermostatic valve, data point, and a range of built-in wardrobes with hanging space and storage shelving.

BEDROOM TWO

With a front-aspect floor-length double-glazed window, flooding the room with natural light, with views over the city to the wooded hills beyond. The room has a central heating radiator with thermostatic valve, television aerial point, and built-in wardrobes, providing hanging space and storage shelving.

FAMILY SHOWER ROOM

Being fully tiled with travertine tiles to the walls and floor, and having a suite with low-threshold double-width shower cubicle with mixer shower, having an overhead monsoon-style rain head, and a handheld shower spray; wash hand basin set within an illuminated mirror-backed illuminated niche with a shaver point; concealed-cistern dual flush WC. There are deep built-in illuminated storage shelves and a chrome-finished ladder-style towel radiator. There is an extraction vent, and a centre light controlled by a dimmer switch.

PARKING

The property has an allocated parking space within a gated undercroft car park. There is access to the apartment landing via stairs and a lift.

SERVICES AND GENERAL INFORMATION

Mains electricity, water and drainage are connected to the property. Heating and hot water are provided via a heat interface unit from a central boiler plant.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Leasehold

Service charge for 2024/25 £2,449.10

Lease Term 99 years from 1 January 2012

COUNCIL TAX BAND (Correct at time of publication) 'C'

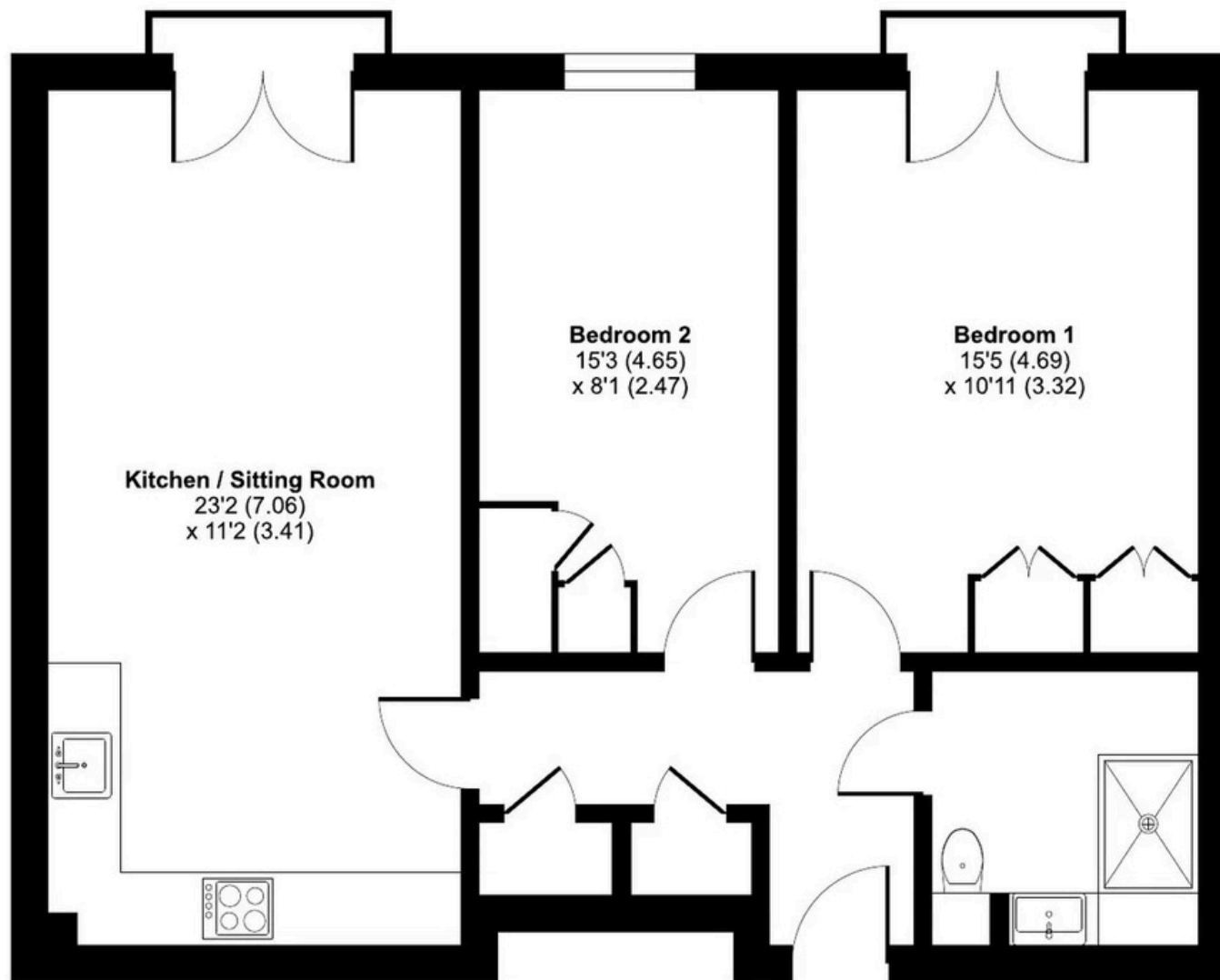
Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

44 Palladian, Victoria Bridge Road, Bath, BA2 3FJ

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for nichecom. REF: 1410291












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

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