

EST ● 1879

# CRISP COWLEY



31 Beau House, Victoria Bridge Road,  
Bath, BA2 3FA

**A modern one-bedroom apartment in the popular Riverside development, sold with no onward chain.**

| Riverside development | One double bedroom | Third floor apartment | Ideal first-time purchase or investment | Kitchen/dining/living room | No onward chain |



## Location

Set on the banks of the River Avon, Bath Riverside enjoys a level walk or cycle along a car free towpath into the heart of the city, direct to the train station and bus terminal. It forms part of the Kennet & Avon Cycle Route which also takes you out towards Bristol. Within close proximity can be found the Sainsburys supermarket and Green Park, which holds regular farmers' markets.

## Description

This attractive apartment offers well-proportioned and thoughtfully arranged accommodation, ideal for first-time buyers, professionals or investors alike.

The kitchen is neatly arranged and well equipped, offering ample storage and workspace. The sitting/dining area has plenty of space for open plan living with the added benefit of a Juliet balcony. The generously sized bedroom provides a calm and comfortable space with room to add built in storage cupboards and a modern bathroom completes the accommodation, finished to a clean and contemporary standard.

Situated within a popular riverside development, the apartment enjoys a tranquil yet convenient location, with easy access to local amenities, transport links and scenic riverside walks. The development is well maintained and offers a pleasant residential environment.

Agent's Note: The current owners are in the process of extending the length of the lease. When complete, there will be 110 years remaining.

## General information

Council Tax band - A

Tenure - Leasehold (84 years remaining)

Service Charge - Circa £1,800 per annum

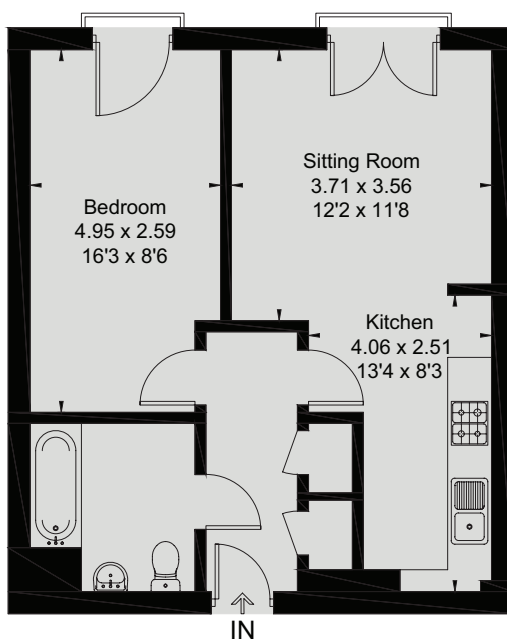
Ground Rent - £150 per annum

Services - Mains connected

EPC - 79 (C)



Approximate Floor Area = 46 sq m / 501 sq ft



Third Floor

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