

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

