



**£2,350 Per month**

## **Windsor Bridge Road, Bath, BA2**

  
**ASPIRE**  
— TO MOVE —

Welcome to The Willows a brand new riverside development close to the city featuring a selection of high specification 1, 2 and 3 bedroom apartments.

The communal areas offer co-working space, shared lounge, bike store, cinema room and private kitchen and dining room to be booked as well as your very own concierge service.

All apartments can be offered furnished and with parking by negotiation.

 01225 444 333

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# About the property

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Video and physical viewings available. Welcome to The Willows an exceptional new development set on the banks of the River Avon, beside Windsor Bridge and just moments from Bath city centre. Offering beautifully finished one and two bedroom apartments, some with stunning river views, this is contemporary living at its finest.

Each home features designer handle-less kitchens with quartz worktops and integrated Bosch appliances, elegant porcelain marble bathrooms with brushed bronze fittings, oak-effect flooring throughout and built-in mirrored wardrobes. Fiber connectivity and video entry come as standard. Some apartments benefit from river views and outside space, perfect for a glass of wine on a sunny afternoon.

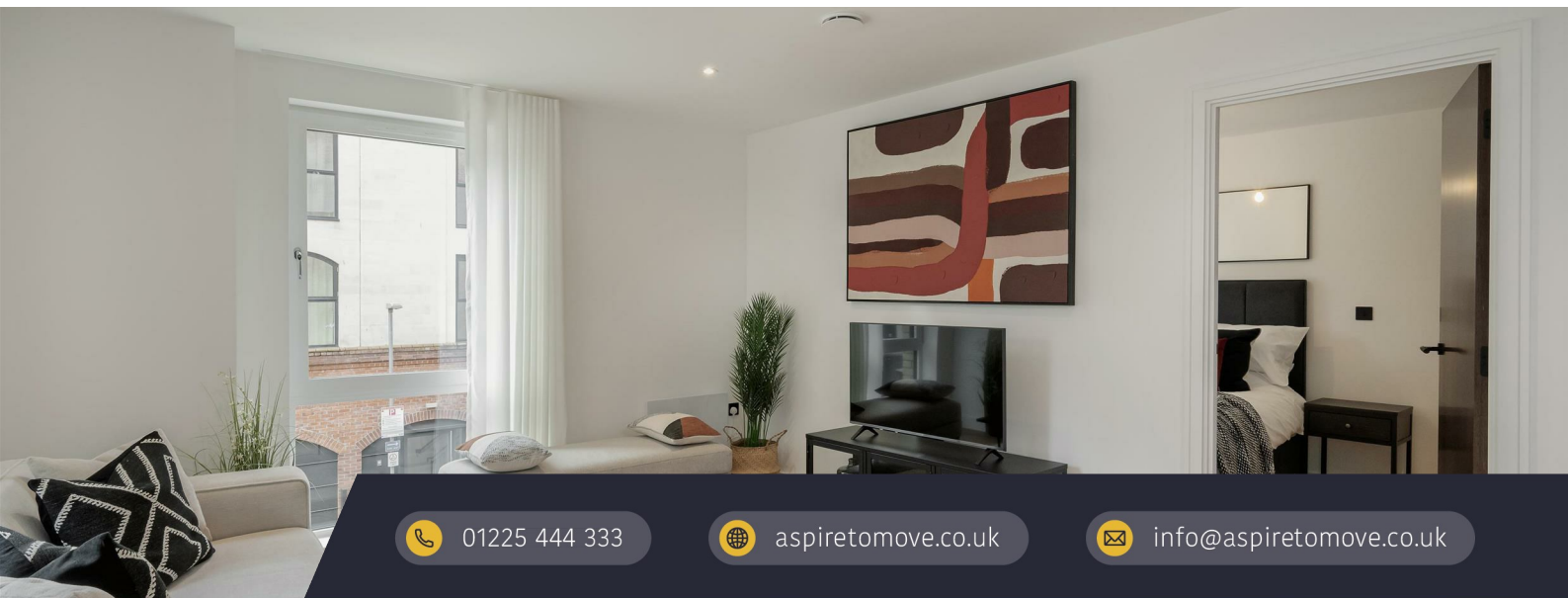
Residents enjoy exclusive on-site amenities including concierge and parcel storage, stylish co-working lounge with bar area, private dining room and cinema room, creating a true lifestyle development in a prime Bath location. Parking and furniture are also available by negotiation.

The development is located in a prominent position next to the River Avon and provides great access into Bath City centre. Local shops can be found on Upper Bristol Road including a Tesco Express, Restaurant and local cafe. More shops can be found in the popular high streets of Chelsea Road, 0.4 miles away, and Moorland Road, 0.6 miles away. Local bus stops can be found within 0.1 miles of the development and Oldfield Park train station is 0.3 miles away.

## Council tax band:

**£2,350 Per month**

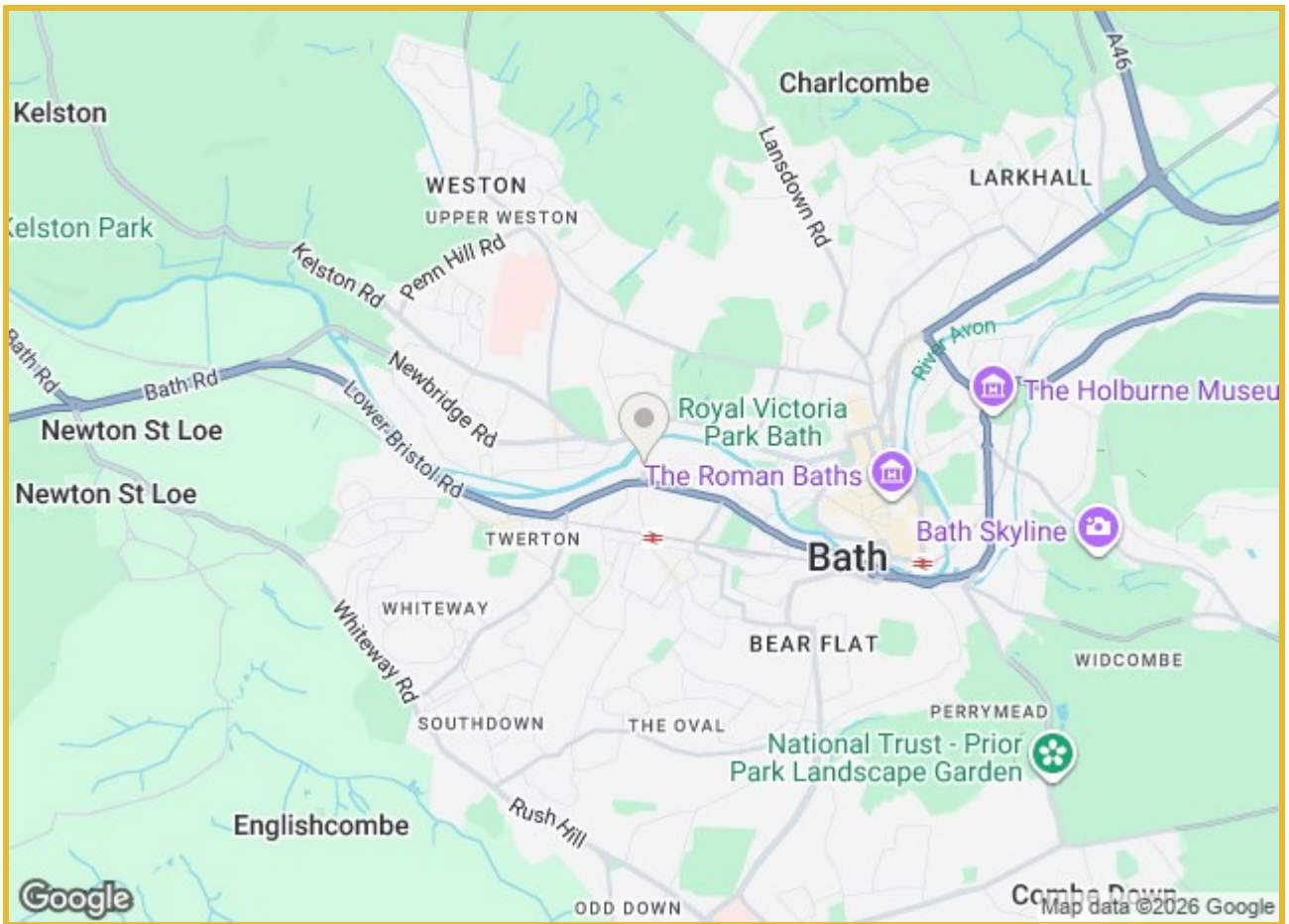
- Two bedroom fifth floor apartment
- Ensuite shower room and bathroom
- Concierge service
- Unfurnished flat
- Balcony overlooking the river
- Available to students
- Holding deposit: £542
- Council tax: Awaiting banding

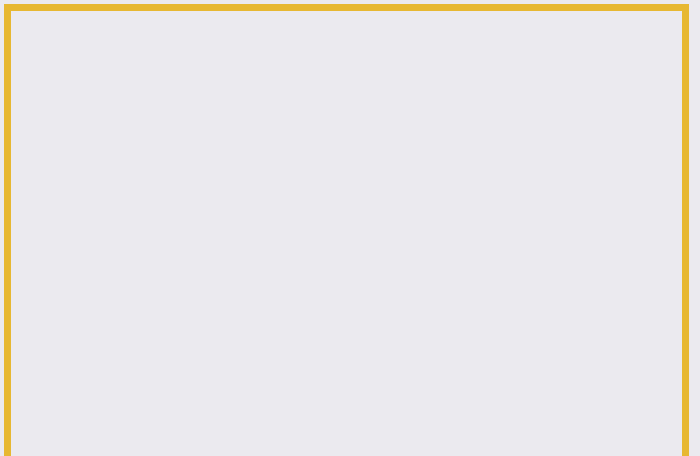
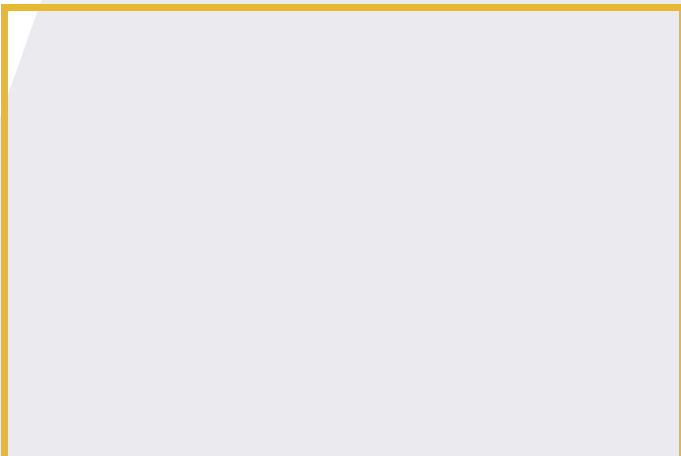


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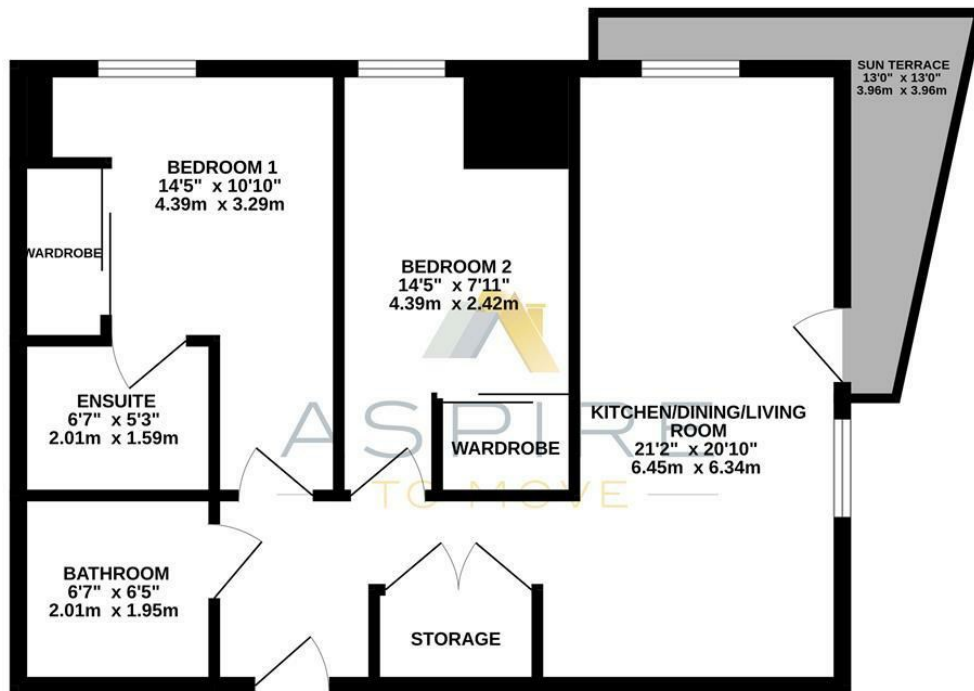
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# Floor Plan

FIFTH FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



THE WILLOWS, BATH, BA2

TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	