



ASPIRE

— TO MOVE —



Weston Road, Bath, BA1

Two bedroom second-floor apartment which is conveniently located just a short, level walk to Bath city centre. Offered furnished, the property is available from the 2nd February.

Set on the edge of the prestigious Royal Victoria Park and the picturesque Botanical Gardens, this apartment is ideally positioned for enjoying the best of Bath. A beautiful walk through the park takes you to the Royal Crescent and Queen Square, while nearby amenities, including the Royal United Hospital and Weston village (both within 0.5 miles), make for a convenient and vibrant lifestyle. St James Square, with its buzzing cafes and the popular Marlborough Tavern, is just a short stroll away. Commuters will appreciate the proximity to Bath Spa and Oldfield Park train station, and the motorway is easily accessible through Weston.

There are also plenty of bus routes on Weston Road and Upper Bristol Road.

£1,600 PCM

Weston Road, Bath, BA1

- Two double bedroom apartment
- Southerly aspect
- Balcony
- Garage and parking
- Communal garden and bin store
- Offered furnished
- Available from February
- Holding deposit: £369
- Council tax band C: £1968.48

The apartment has been tastefully redecorated throughout and has recently been repainted and had new carpets fitted throughout. The result is a bright, modern space with high-quality finishes and well-designed spaces that make the most of the layout.

This apartment is located on the second floor, and offers views from its private southerly-facing balcony. The welcoming hallway has space for coats and leads to the kitchen and living area. The eat-in kitchen is equipped with base and wall units, oven, hob, extractor, fridge/freezer and washing machine. A movable breakfast bar/dining table is included.

The spacious living/dining room is perfect for entertaining, and comes with sofa and pouffe. A side table, drinks bar/storage unit, two shelving units and dining room table with chairs are provided. The large windows flood the space with natural light, and a door leads out to the balcony, with space for some small pots and offering a sunny spot to sit and relax. The balcony is also equipped with lights, ideal for enjoying the outdoors as the evening sets in.

Both double bedrooms feature their own wardrobes and TV points, providing plenty of storage and comfort. Both bedrooms also come with double beds and mattress. The bathroom has shower over bath, WC and sink.

The property has a communal garden that is well tended and parking to the rear. The property benefits from a garage which owners also park in front of and a communal bin store.

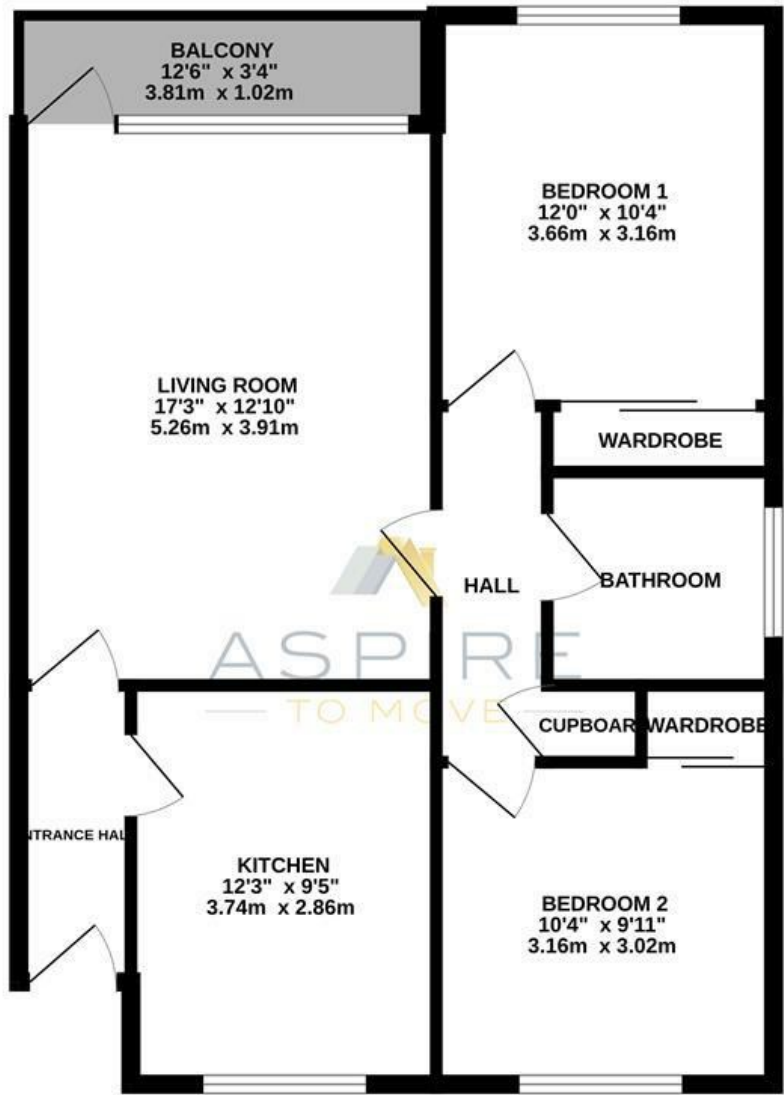
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Floor Plan

SECOND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



VICTORIA HOUSE, BATH, BA1

TOTAL FLOOR AREA : 709 sq.ft. (65.8 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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