



WentWorth
Estate Agents

63 Highgate Longmead Terrace, Bath, BA2 3WL

- One Bedroom Ground Floor Apartment.
- Open Plan Kitchen / Reception Room
- Modern Bathroom Suite.
- Riverside Location.
- EPC Rating- C
- No Onward Chain

Offers in excess of £270,000

Location

The apartment forms part of a contemporary building located on the banks of the River Avon situated within the high specification and desirable Riverside development. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 mins), which is a flat walk from the apartment. There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

Internal Descriptions

Entering into the building you are met with a bright and spacious communal hallway. The property is to be found on the right hand side and once through the front door, you enter the hall, benefitting from a large storage cupboard and an additional utility cupboard. The living area is open plan and has a well-appointed kitchen area, and an inviting living, dining area. There are patio doors, allowing for plenty of natural light and a Juliette balcony. The well-proportioned double bedroom enjoys built in wardrobes. The bathroom comprises of a bath, wash hand basin and w/c.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

ADDITIONAL INFORMATION Tenure: Leasehold

Lease Years Remaining: Circa 985 years

Management Company: Pinnacle Property Management

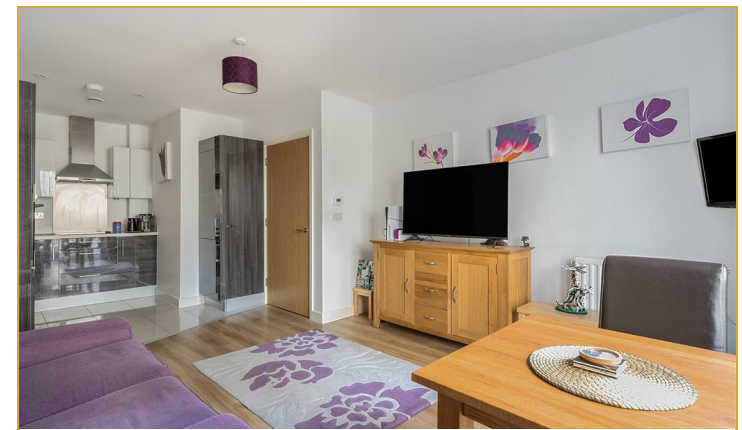
Service Charge: Approx. £900.00 per annum

Ground Rent: Approx. £190.00 per annum

Council Tax Band: B

Local Authority: Bath and North East Somerset

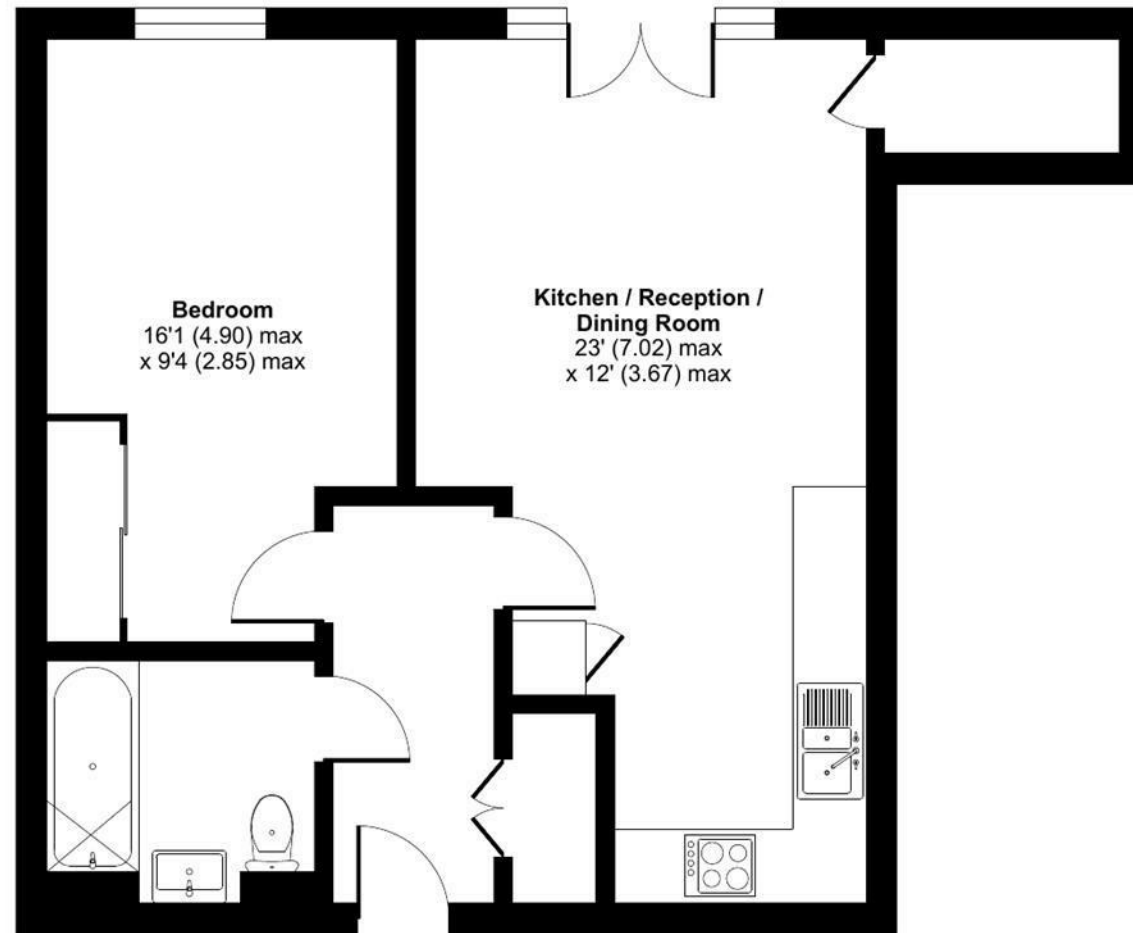
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .



Highgate, Longmead Terrace, Bath, BA2

Approximate Area = 525 sq ft / 48.7 sq m

For identification only - Not to scale



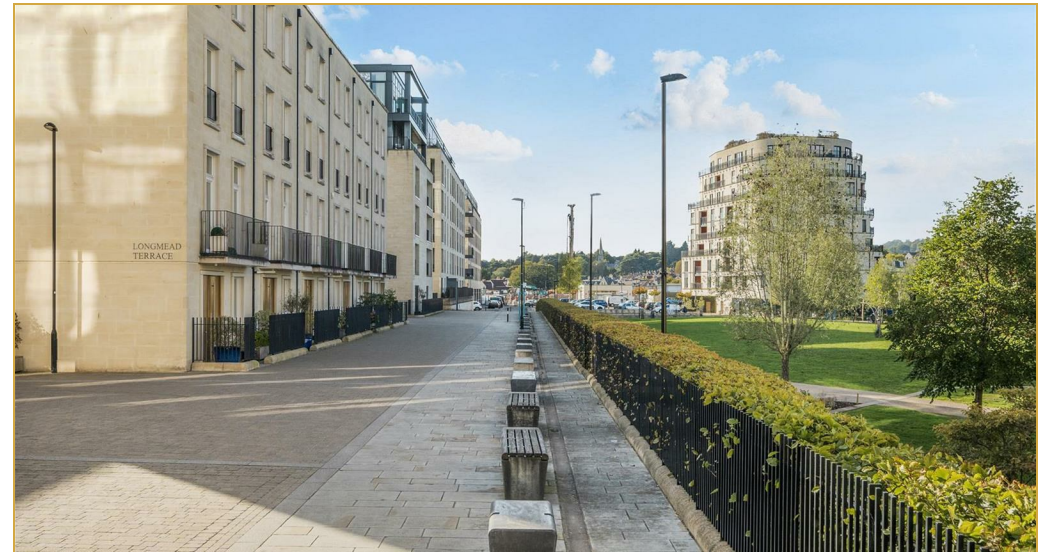
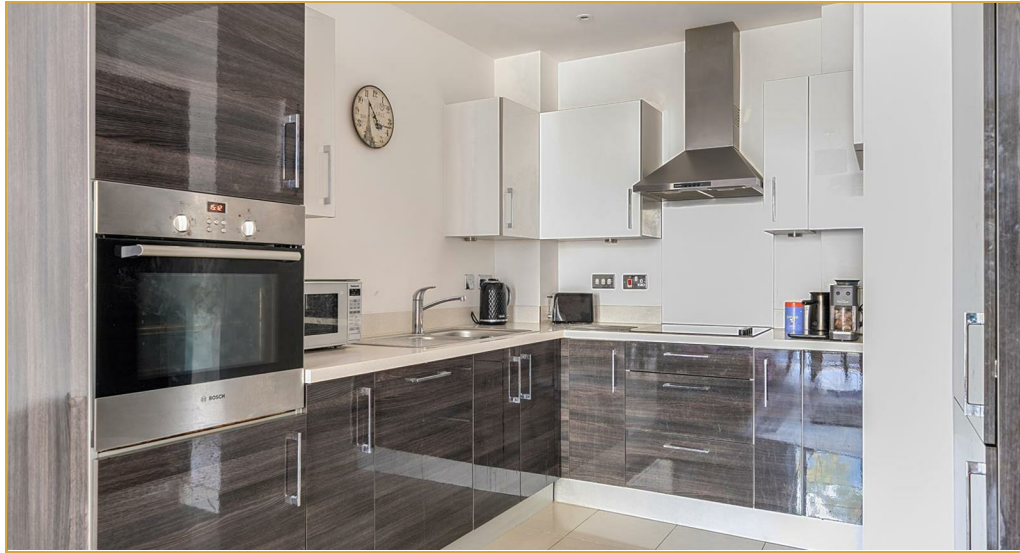
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1354208



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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



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