



**VICTORIA BRIDGE COURT**  
Bath

**Carter Jonas**

# FLAT 21, VICTORIA BRIDGE COURT, VICTORIA BRIDGE ROAD, BATH, SOMERSET, BA1 3AY

Reception hall • Open plan living/kitchen/dining room • Main bedroom with walk in wardrobe (previously en suite shower room) • Second bedroom • Bathroom  
Communal garden • Allocated covered parking space in private gated car park

## DESCRIPTION

This is a superb apartment that is well presented in a secure, gated modern building on Bath Riverside with views of the river.

The electric gates lead around to the back of the building where there is a large parking area with covered, allocated parking for the apartment. At the front of the building is a communal garden area and this leads to a pedestrian bridge by the side of the river, giving access to the riverside path leading directly into Bath city centre, or leading out of Bath towards Bristol.

A welcoming communal hall provides access to the stairs leading up to the apartment that is on the second floor. A large hallway provides access to all of the rooms. At the front of the property is a large, open plan living room and kitchen with three large sash windows flooding the room with light. The fitted kitchen has integrated appliances and a breakfast bar, creating a super entertaining space. The main living area also has the added benefit of lighting control that allows you to pre-set mood lighting.

There are two bedrooms, the main bedroom having a walk-in dressing room, that previously was an en suite shower room that could be restored should one wish. A fully tiled bathroom sits across the hall with a shower over the bath and having fitted storage cabinets.

## SITUATION

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.

## A LIGHT AND SPACIOUS TWO BEDROOM APARTMENT IN AN EXCELLENT RIVERSIDE SETTING CLOSE TO THE CITY CENTRE AND ROYAL VICTORIA PARK



It forms part of the Kennet and Avon Cycle route which will also take you out to Bristol. Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol. Bath is particularly well placed for the M4 motorway (Junction 18 is approximately 11 miles North) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some 10 miles to the West. Bath also has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School. Also within easy reach are Bath University and the Wessex Water headquarters.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (999 years from 1 January 2002)

**Service Charge:** £2,818.82 per annum

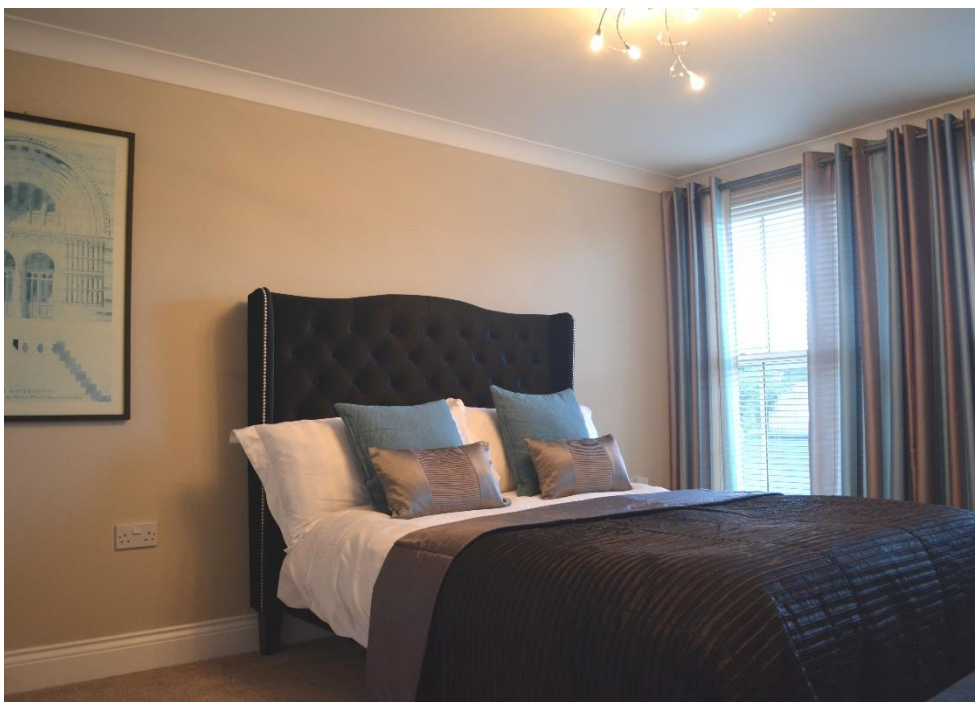
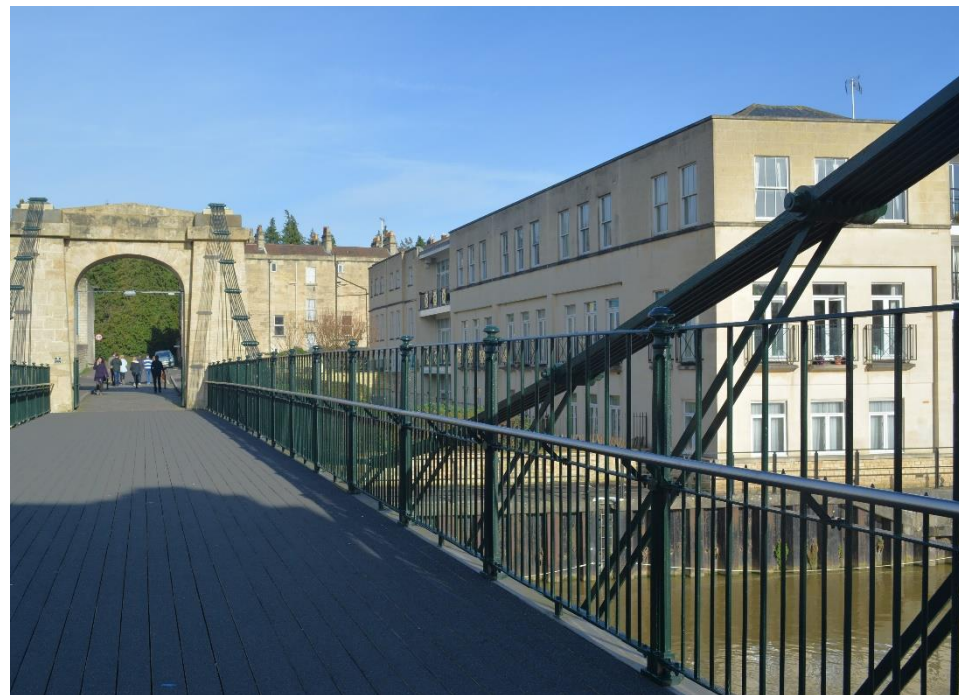
**Ground Rent:** £165 per annum

**Services:** Mains electricity, water, and drainage

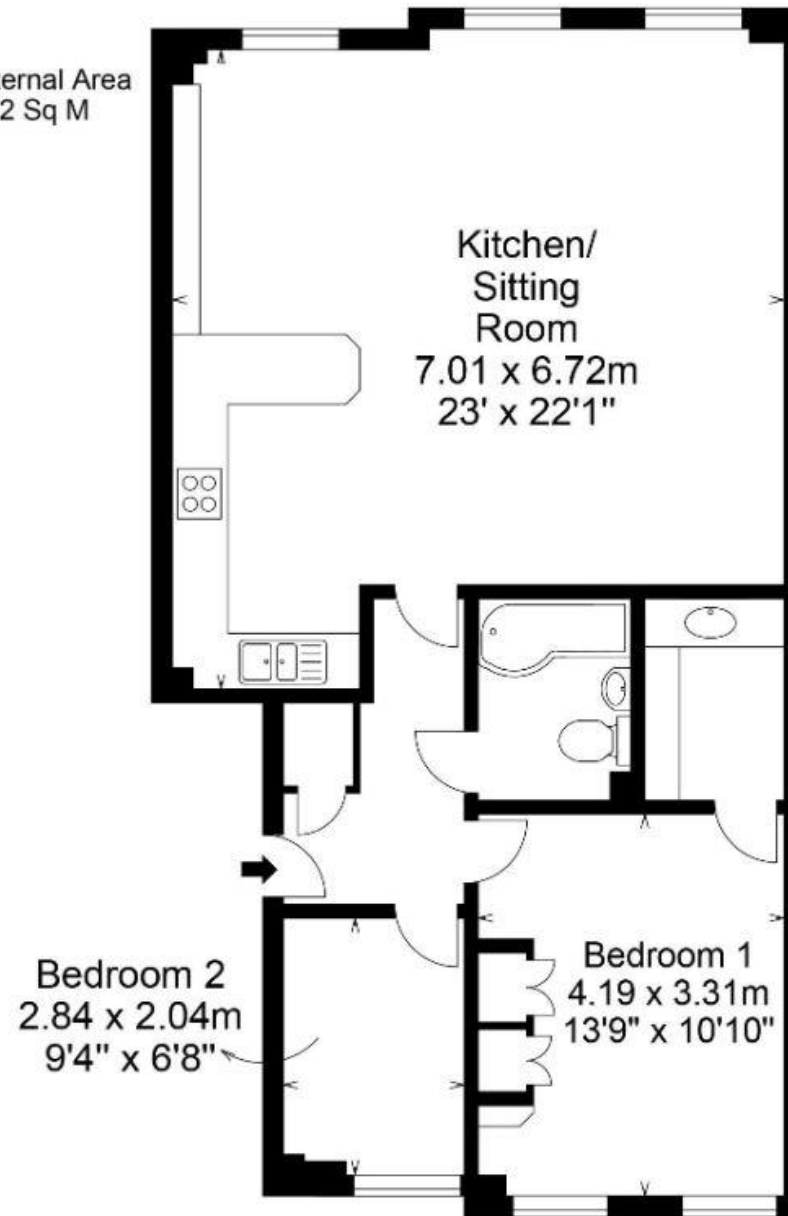
**Council Tax:** Band D

**EPC:** Band C

**Viewing:** Strictly by appointment with Carter Jonas



Bath, BA2 3EH  
Approx. Gross Internal Area  
841 Sq Ft - 78.12 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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