



**LEOPOLD HOUSE, PERCY TERRACE, BA2 3GE**  
£1,350 per month\*

**Carter Jonas**

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## A light and bright first floor one bedroom apartment on the Bath Riverside development with double doors that look onto communal garden.

- 1 Bedroom
- Open plan living room/kitchen
- Bathroom
- Communal Garden

### THE PROPERTY

A modern, first floor one bedroom apartment in the Bath Riverside development with light and bright accommodation of open-plan Living Room/Kitchen with built in appliances of fridge/freezer, oven with hob and dishwasher, and living room with double doors that open onto views of the communal garden. There is a double bedroom with built in wardrobes, a bathroom with shower over bath and a large utility cupboard with plumbing for a washing machine. Bath Riverside offers clean, modern and quiet living for the professional couple, single or post grad.

Offered unfurnished. Available mid August 2024. EPC Band B. Council Tax Band B.

Available for an initial 12 month tenancy.

EPC Rating B. Council Tax Band B (please see Bath & North East Somerset website for current cost)

Mains electric, and metered mains water.

Communal boilers run by EON (supplier cannot be changed).

No Parking available for this flat.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.



At a rent of £1350.00 per calendar month: Holding deposit of 1 week's rent £342.78 (deducted from first month's rent)

Security deposit of 5 weeks rent £1713.94

## OUTSIDE

**Communal garden.**

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority - Council Tax Band B

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Directions

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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