



VICTORIA BRIDGE ROAD, BATH, BA2

£1,900 per month*

Carter Jonas

PALLADIAN, VICTORIA BRIDGE ROAD, BATH, SOMERSET, BA2 3FL

A modern two double bedroom, two-bathroom, fourth floor apartment in the popular Bath Riverside development.

- 2 Double Bedrooms
- 2 Bathrooms
- Open plan kitchen and living
- Parking
- Communal Garden

THE PROPERTY

A modern two double bedroom, two bathroom, fourth floor apartment in the popular Bath Riverside development. The apartment is located in Palladian and accessed via a lift (or stairs). The property provides wonderful space with an open plan kitchen / living room with large double windows bringing fabulous light into the living areas. The kitchen has integrated appliances of fridge/freezer, electric oven, dishwasher and a washing machine housed in a separate utilities cupboard along with the boiler. The main bathroom has a bath with shower over bath and the en suite has a large walk in shower. The master bedroom is plenty spacious as well as having a fitted wardrobe and a Juliette balcony looking onto the gardens. There is the added benefit of a parking space in the underground carpark and a communal garden. The Bath Riverside development is extremely convenient for those wanting to be in and around the city centre with buses frequently running into the city as well as the convenience of around a 15 minute walk to the centre.

Available for an initial 12 month tenancy.

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

Mains electric, gas and metered mains water.

Parking: One underground off street parking space



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

At a rent of £1,900 per calendar month: Holding deposit of 1 week's rent £438.46 (to be deducted from first month's rent) Security deposit of 5 weeks rent £2,192.30

Electric central heating. Available 10th February 2025.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

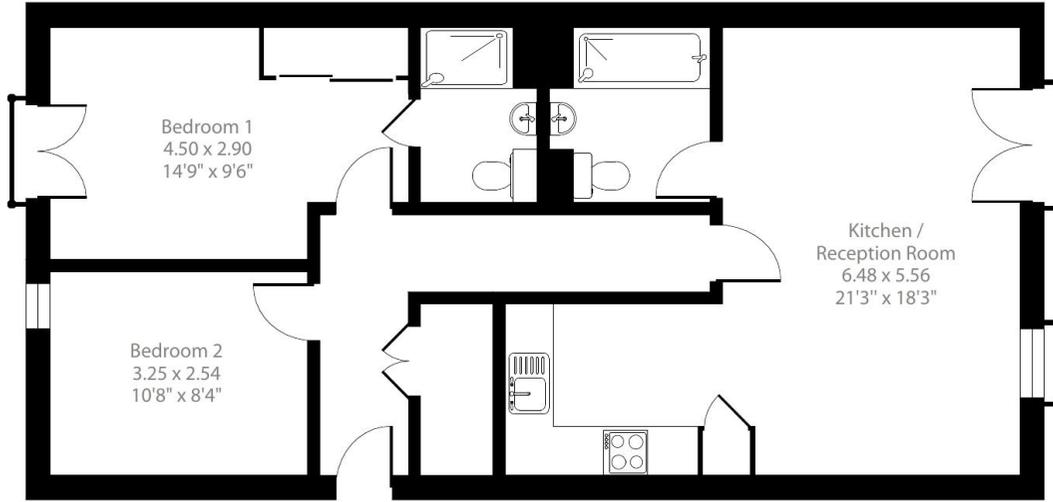
Local Authority - Council Tax Band C



Victoria Bridge Road, Bath, BA2

Approximate Area = 736 sq ft / 68.4 sq m

For identification only - Not to scale



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Carter Jonas. REF: 1242237

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.