



**PALLADIAN, BATH RIVERSIDE, BA2**

£1,350 per month\*

**Carter Jonas**

# PALLADIAN, BATH RIVERSIDE, BATH, BA2 3FL

- 1 Bedroom
- 1 Bathroom
- Open Plan Living Room / Kitchen

## THE PROPERTY

A modern, fourth floor one bedroom apartment in the Bath Riverside development. The living space is light and spacious with open plan living room and kitchen space equipped with fridge/freezer. oven with hob and dishwasher. The living room has double doors onto the communal garden allowing light and a lovely open, airy feel to the property. Through the hallway, which is host to the utilities cupboard as well as bathroom with shower over bath, is the double bedroom. The bedroom would comfortably fit a double bed and is perfect for a professional individual or couple. 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.

Offered part furnished to include bed, sofa, chest of drawers, kitchen table and chairs. Available February 2025.

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.

A modern, fourth floor one bedroom apartment in the Bath Riverside development



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

---

## ADDITIONAL INFORMATION

---

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

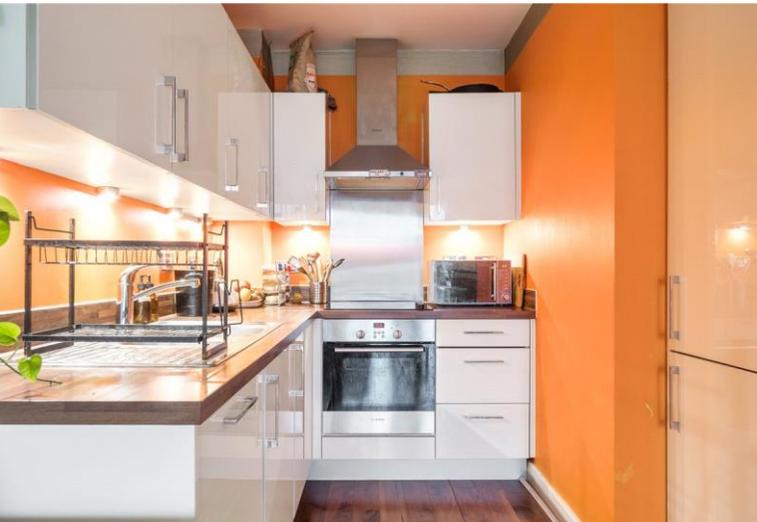
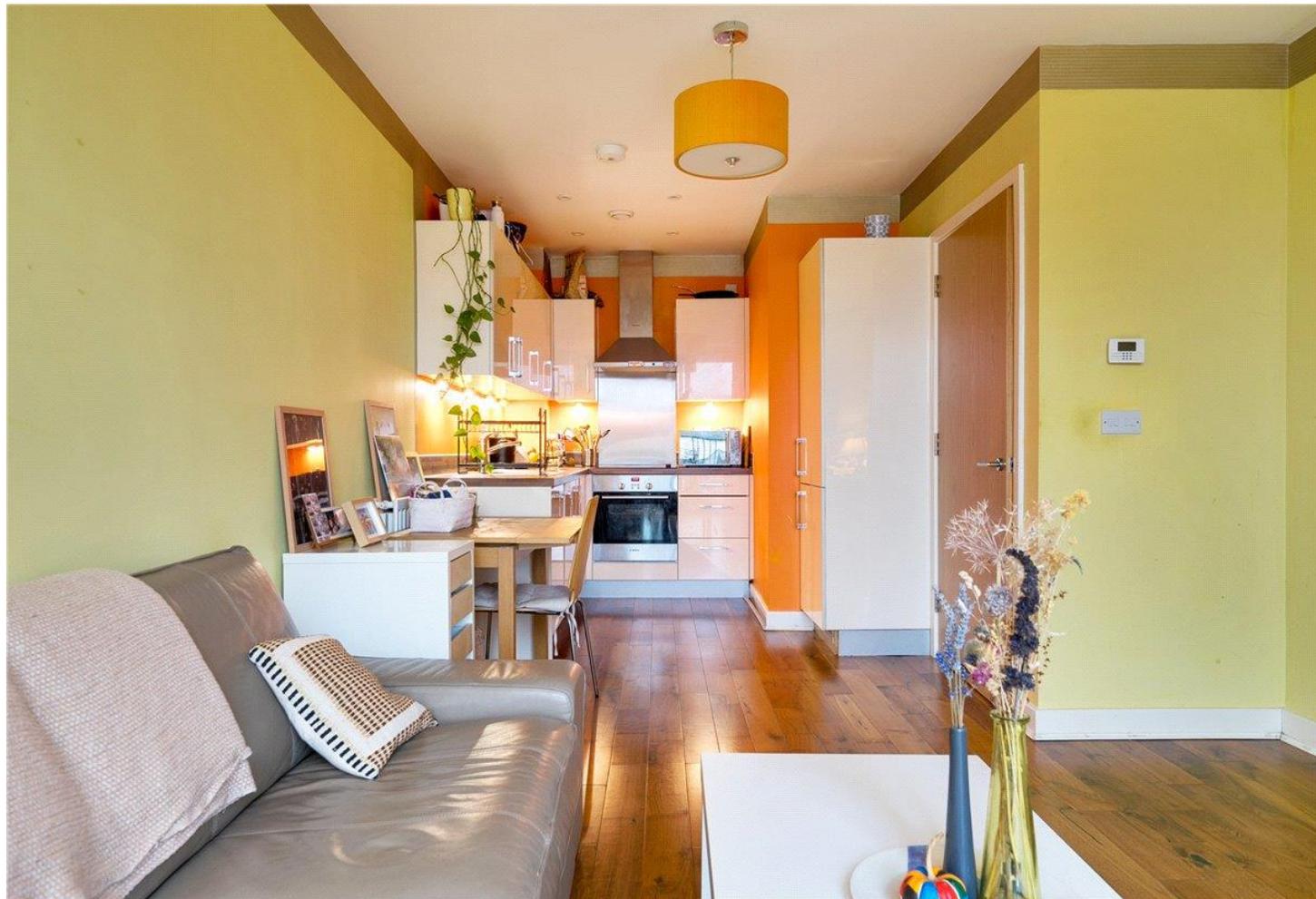
---

Viewing Strictly by appointment

---

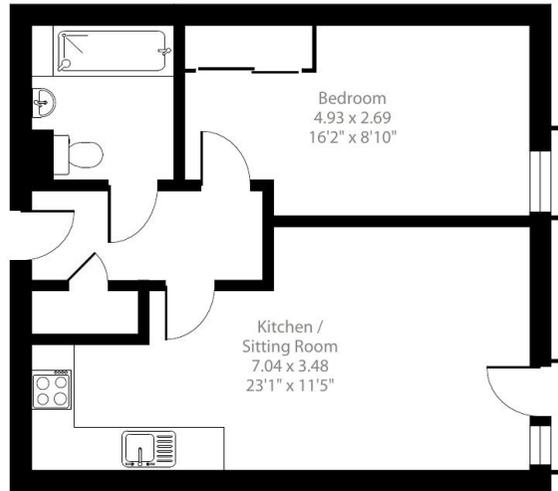
Local Authority - Council Tax Band

---



# Palladian, Victoria Bridge Road, Bath, BA2

Approximate Area = 482 sq ft / 44.8 sq m  
For identification only - Not to scale



First 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: 1235296

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	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.