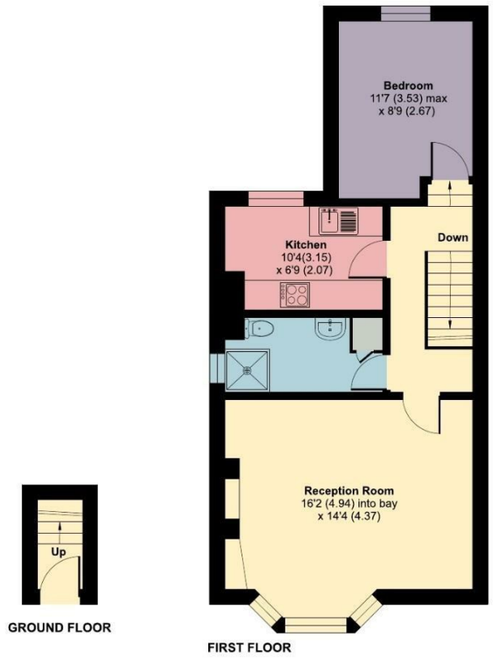
FLOOR PLAN:

Victoria Road, Bath, BA2

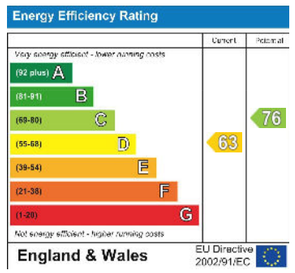
Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1459164

EPC CHART:



ZEST PROPERTY SERVICES

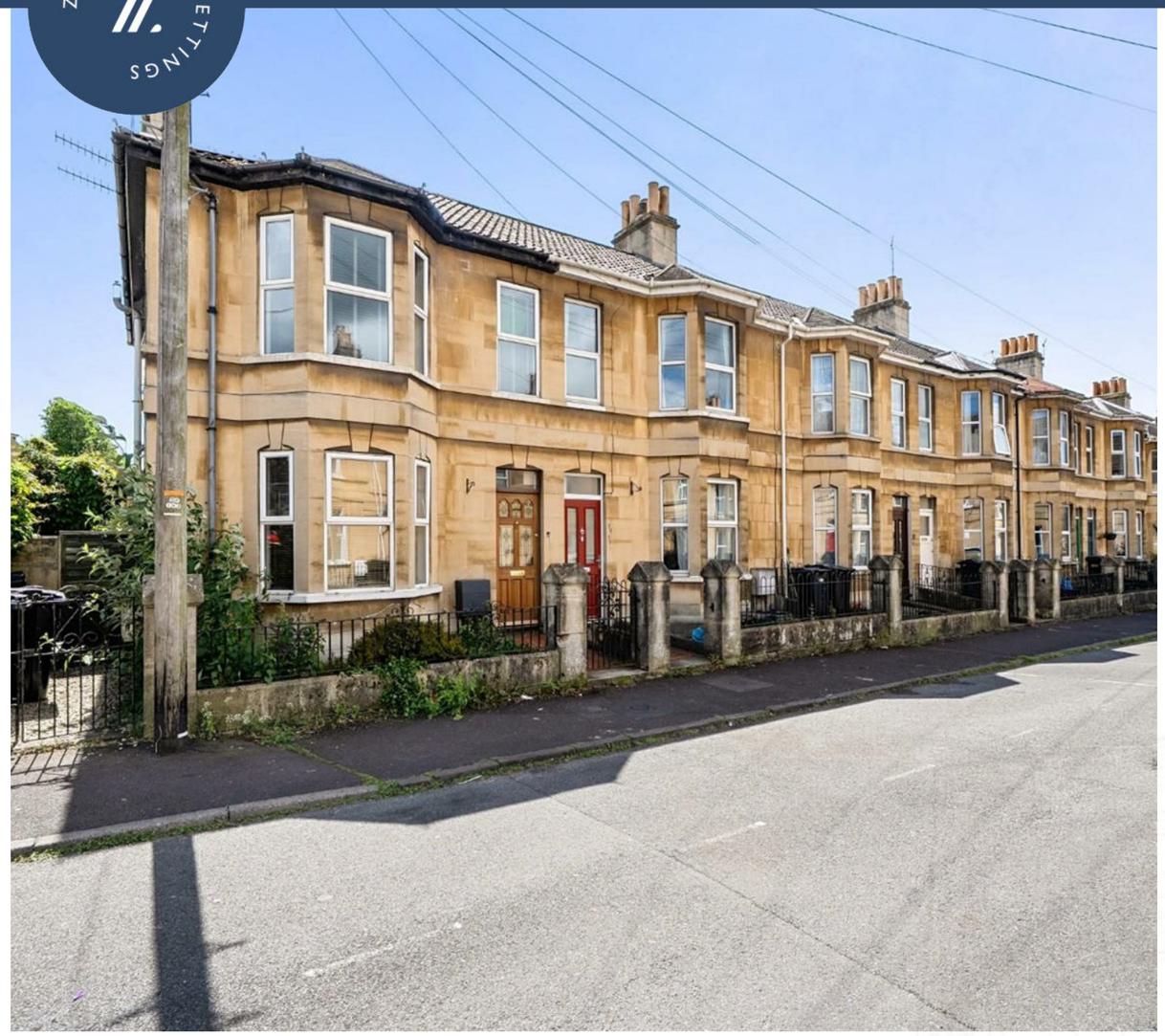
1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



2, Victoria Road, Bath, BA2 3QY

1 Bedroom Apartment

Guide price £225,000

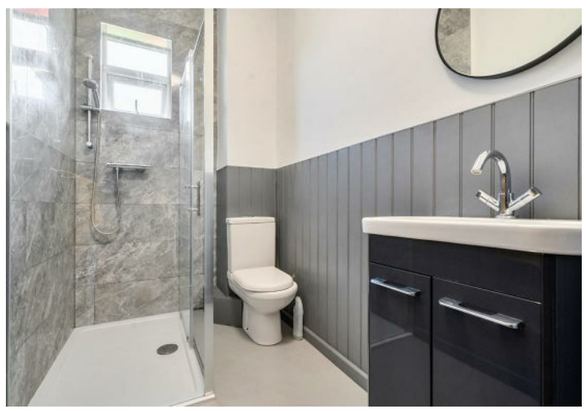
- First Floor One Double Bedroom Apartment
- Offered To The Market With No Onward Chain
- Leasehold, EPC Rating D, Council Tax Band B
- Open Plan Living Room & Sleek Kitchen and Bathroom
- Light & Airy Throughout

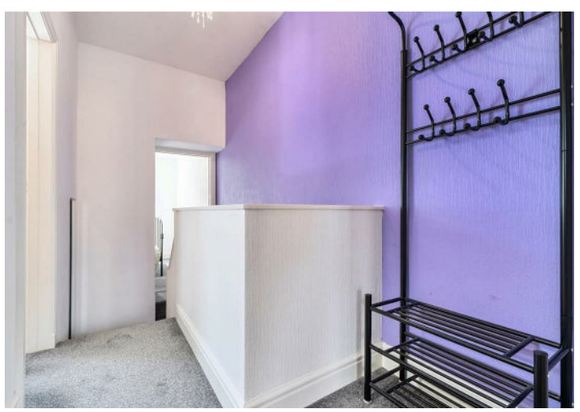
DETAILS

A beautifully presented first floor one double bedroom apartment offered to the market with No Onward Chain. Situated in a popular location this property boasts very well balanced accommodation throughout.











DESCRIPTION
You enter the property into a communal hallway with the private door situated at the end of the hall. Stairs lead you up to the apartment where you have a spacious landing with all the accommodation flowing off of it. To the front of the property is a spacious light and airy bay windowed living room with ample space for both seating and dining areas. The kitchen is sleek and well presented with a range of wall and base units, integrated oven and hob along with space for a fridge freezer and plumbing for a washing machine. To the rear of the apartment you will find a well balanced double bedroom with dual aspect windows which allows light to flood through the room. The apartment is completed by the shower room, This comprises of a walk in double shower, w.c, and wash hand basin with storage under.

LOCATION
Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from a doctors' surgery, dental practice, gym and badminton club. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.

TENURE
Leasehold
999 year lease from 25/01/91

