



RESIDE

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Rivers Street

Rent: £795 pcm

Available: 06/06/2019



Features

- A light and spacious ground floor apartment.
- High ceilings and tall sash windows.
- Modern fully fitted kitchen.
- Large double bedroom.
- Sizeable bathroom with separate bath and shower.
- Enclosed courtyard garden.
- A short walk from Bath's amenities.
- Council Tax Band B.

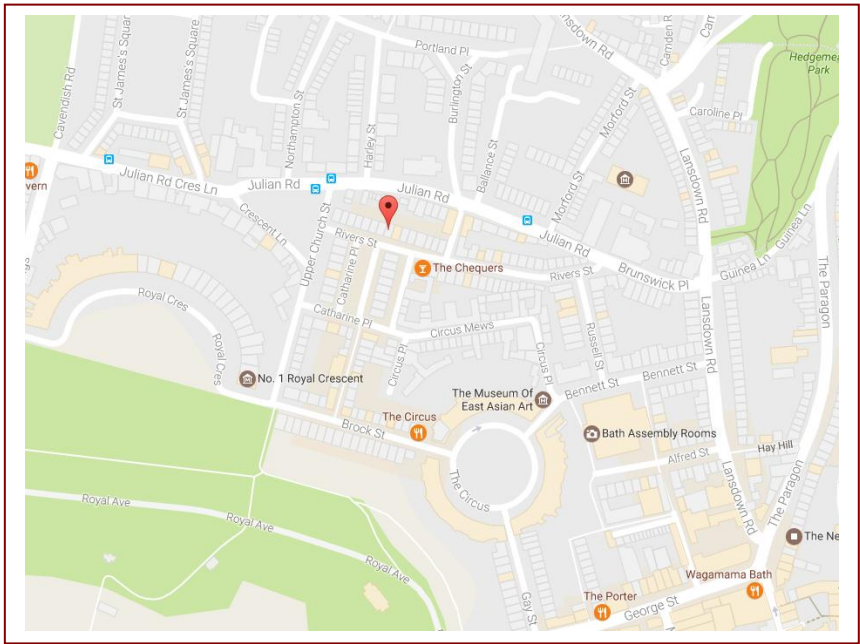


Essential details

A light and spacious one bedroom apartment with high ceilings and tall sash windows, also benefitting from a private enclosed courtyard garden. Situated in a sought-after area in Bath city centre, the property is a short walk from the city's many amenities and attractions.

A generously sized living room stands at the front of the apartment and has high ceilings and tall shuttered sash windows that allow the room to be filled with natural light. The modern fully fitted kitchen has plenty of fitted worktop and storage space, and overlooks the apartment's private and peaceful enclosed courtyard garden. A large double bedroom is situated to the rear of the property, away from the road, as is a sizeable bathroom with separate bath and shower. The bathroom is accessed directly from the communal hallway or the garden.

Map



EPC

Energy Performance Certificate

HM Government

Ground Floor Flat, 11 Rivers Street, BATH, BA1 2PZ

Dwelling type: Ground floor apartment

Reference number: 9195-9933-7252-0232-0900

Date of assessment: 11 December 2012

Type of assessment: RdSAP, existing dwelling

Date of certificate: 13 December 2012

Total floor area: 95 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£2,499

Over 3 years you could save:

£1,032

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£234 over 3 years	£162 over 3 years	
Heating	£1,392 over 3 years	£367 over 3 years	
Hot Water	£303 over 3 years	£340 over 3 years	
Totals	£2,499	£1,467	<div>You could save £1,032 over 3 years</div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: D

Potential: B

Very energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is performed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£729	
2 Draught proofing	£80 - £120	£42	
3 Low energy lighting for all fixed outlets	£60	£63	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](#) or call 0800 512 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Floor plans

Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)

Total area: approx. 49.2 sq. metres (529.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant. © Copyright Reside Bath Limited 2016. Any copying, reproduction or unauthorised use of this floor plan is strictly prohibited.

Plan produced using PlanUp.

Ground Floor Flat, Rivers Street, Bath, BA1

Please note

To the best of our knowledge the above information on this Property Brochure is accurate at the time of production. We suggest getting an update from our office and staff before committing to a decision on the property. Reside Bath Ltd acts as agent for the property owner and does not accept direct responsibility for any inaccuracies. The property owner will only accept responsibility for errors in the Property Brochure if the applicant has made it clear that he is relying on this information in proceeding with the agreement and has raised the relevant enquires.