



ASPIRE

— TO MOVE —



Rivers Street, Bath, BA1

Three bedroom house located in the heart of Bath city centre. The property can be offered furnished or unfurnished and is available now.

The property boasts a handsome limestone ashlar façade, with distinctive triple sash windows framed by timber mullions to the principal rooms. A graceful curved staircase rises through the house on the right-hand side, with sash windows on each landing filling the stairwell with natural light. To the rear, the outlook is to the south, revealing a captivating cityscape punctuated by Bath's iconic landmarks.

£2,995 PCM

Rivers Street, Bath, BA1

- Three double bedrooms
- Downstairs utility room
- Available now
- Three shower rooms
- Furnished or unfurnished
- Council tax band G
- Central location
- Delightful views across the city
- Holding deposit: £691

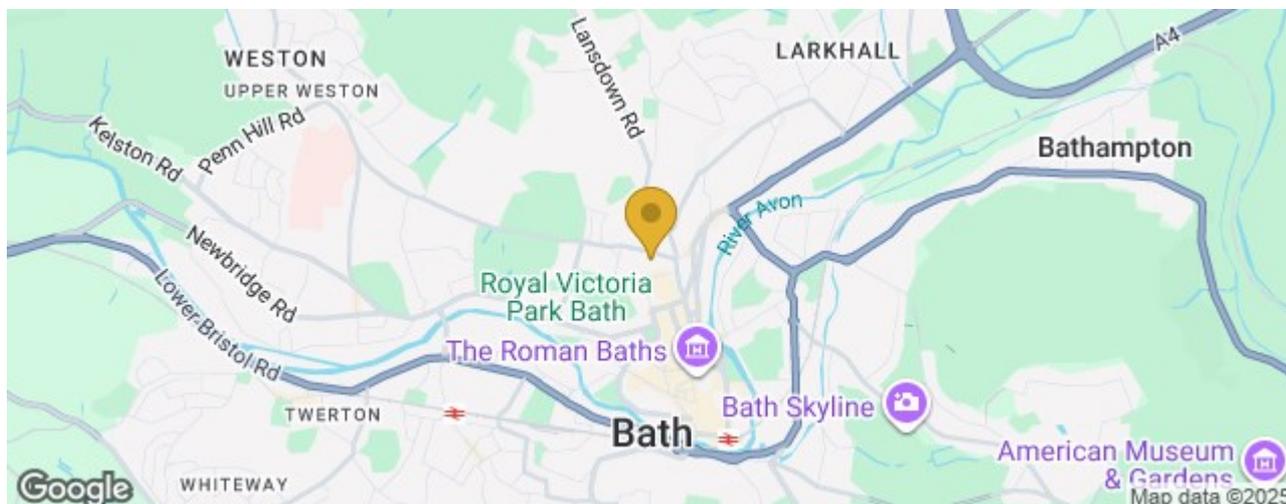
Tucked just a few steps from The Assembly Rooms, this elegant Georgian townhouse enjoys a superb position in the very heart of Bath. The location is moments from Russell Street and Saville Row, home to the popular Beckford Bottle Shop and Boston Tea Party. Margaret's Buildings, with its charming row of independent boutiques, is nearby, as are the world-renowned Royal Crescent and the 57 acres of green space at Royal Victoria Park. Everyday conveniences can be found on Julian Road, including a Co-Op, and residents benefit from a Central Zone parking permit.

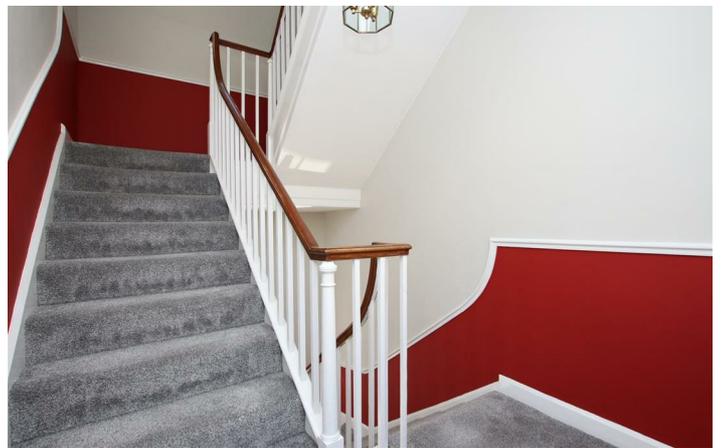
The accommodation is arranged across five storeys, with generously proportioned rooms and period features throughout. The lower ground floor is laid out with a double bedroom, shower room and vaults, one of which has been sensitively converted into a very usable utility/kitchen while others provide excellent storage. On the ground floor the main kitchen offers ample space for entertaining, enhanced by an impressive fireplace and large sash windows. There are base and wall units, oven, gas hob, fridge/freezer and dishwasher.

The first floor is home to a fine sitting room of excellent proportions, with a grand fireplace and natural light streaming in from the rear. The upper floors provide two further bedrooms, each with its own bathroom. The principal bedroom includes a built-in wardrobe and en suite, while the top-floor bedroom enjoys its own bathroom and superb elevated views across Bath.

The property can be offered furnished or unfurnished and is available to rent, now.

Council tax band G: £3690.90

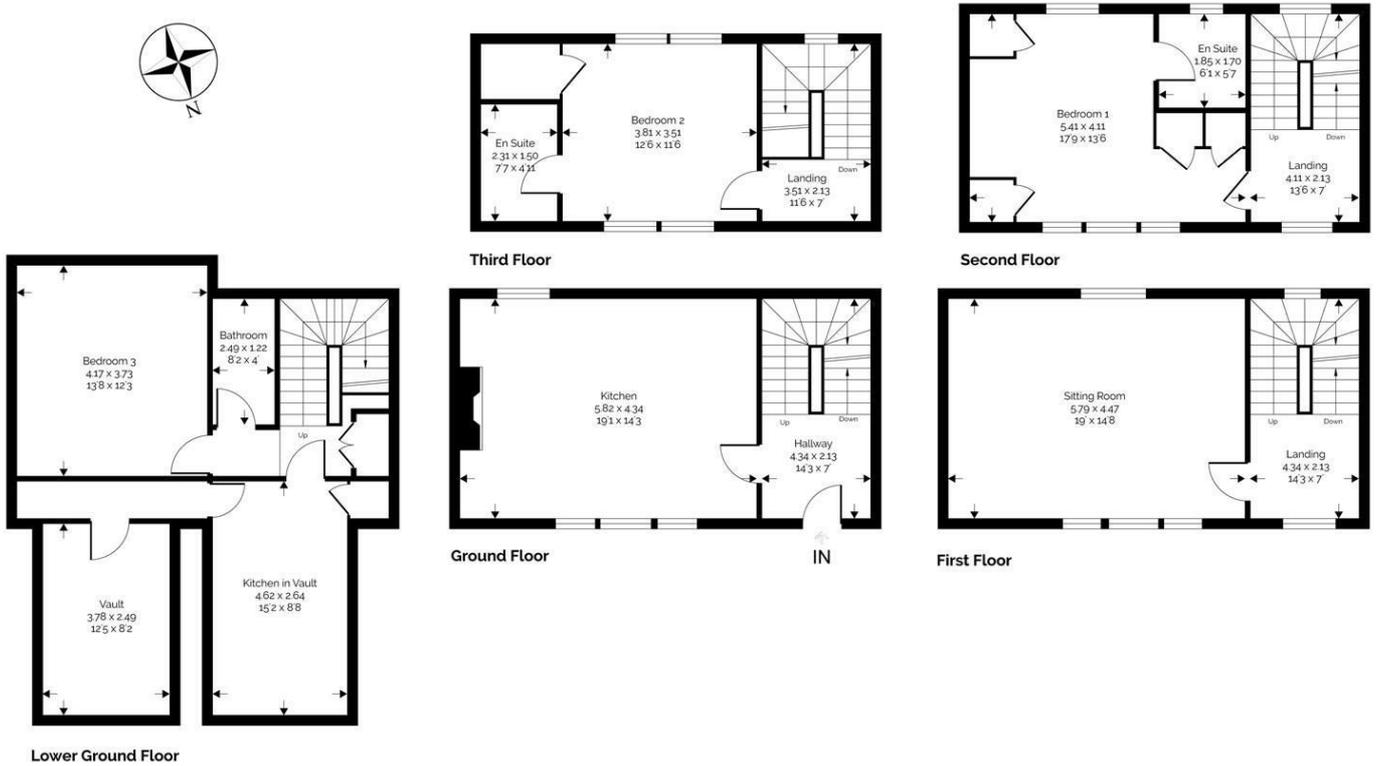




Floor Plan

Rivers Street

Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

