

FLOOR AREA
42.7 sq.m. (459 sq.ft.) approx.

Three British Property Awards banners are displayed. The first banner is for 2017, awarded to Estate Agent in South West - Somerset, with a Gold Winner status. The second banner is for 2018, awarded to Estate Agent in Bath, also with a Gold Winner status. The third banner is for 2018-2019, awarded to Letting Agent in South West - Somerset, with a Bronze Winner status.

- Open plan living room and kitchen with Juliet balcony and far reaching views
- Modern bathroom with bath and shower over
- Within a 10 minute walk of the city centre
- Spacious double bedroom with full length window
- Private communal gardens.
- Leasehold, EPC Rating B, Council Tax band B



DESCRIPTION

An impressive one bedroom apartment forming part of the sought after development 'Bath Riverside'. The property benefits from a spacious entry way with large utility cupboard, a reception room with a Juliet balcony, benefiting from river views and offering space for both living and dining, and a modern open plan fully fitted kitchen. There is a spacious double bedroom, which also enjoys a river view, and a contemporary bathroom with shower over bath. The building has a secure entry system and lift, as well as private communal gardens, all just a five minute walk to Bath city centre.

LOCATION

Bath Riverside enjoys a level walk or cycle along a car-free towpath into the heart of the City - direct to the train station and bus terminal. It forms part of the Kennet and Avon cycle route which will also take you out to Bristol.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol. There are also various sporting and leisure facilities including Bath Rugby.

Bath is particularly well placed for the M4 motorway (junction 18 approximately 11 miles north) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham and the City of Bristol, which is some 10 miles to the west.

TENURE

999yr lease, commenced 2011. Freeholder John Lewis Partnership Pension Trust. Management Company: Pinnacle Property Maintenance Ltd. Management charge £100pcm. Ground rent £192.68 per annum. Subject to change. Pets require approval.

