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Residential Sales



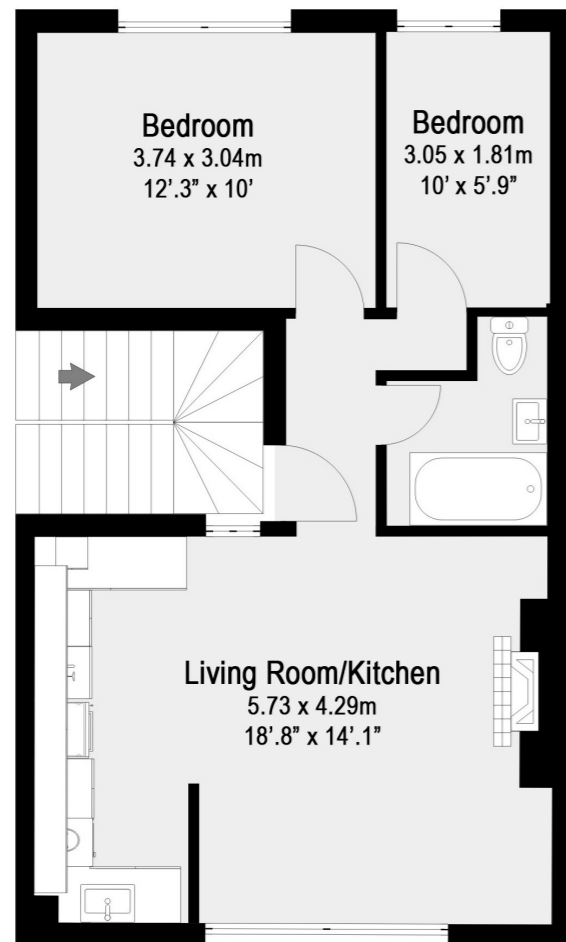
Rivers Street



Floor Plan



First Floor Flat, 2 Rivers Street, Bath BA1 2PZ



Total Area
48.1 sqm
518 sqft

First Floor Apartment 2 Rivers Street Bath BA1 2PZ

A beautifully presented 2 bedroom first floor apartment with views over the garden of Catharine Place and the back of the Royal Crescent – offered with no onward chain.

Tenure: Leasehold

Offers in Excess of

£450,000



Situation

2 Rivers Street is situated in a quiet, prominent position, close to the Royal Crescent, and nearby to Margaret's Buildings, a pedestrianised street containing individual shops, restaurants and art galleries. Other local amenities such as a greengrocers, hairdressers, newsagents and delicatessen can be found nearby in St James's Square.

The World Heritage city of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a wealth of cultural activities which include a well-respected music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, the Thermae Spa and many pre-London shows at The Theatre Royal. World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.

Description

This wonderful first floor apartment enjoys a fine and quiet location with front aspect views from the sitting room over Catharine Place.

The fitted kitchen is semi-open to the sitting room. The two bedrooms overlook the ground floor garden and rooftops of Lansdown to the north with the bathroom being set centrally within the apartment.

There are numerous retained period features and would provide an ideal investment.

Accommodation

Ground Floor

Communal Hallway

With stairs rising to the first floor with storage cupboard and wooden front door.

First Floor

Entrance Hall

With engineered wooden flooring, entry phone and single panelled radiator.

Bedroom 1

With 2 rear aspect sash windows, double panelled radiator, range of built in wardrobes, drawers and cupboards.

Bedroom 2

With rear aspect Georgian sash window and single panelled radiator.

Bathroom

Comprising a low flush WC, wash hand basin set onto a plinth with vanity cupboard below, bath with glazed shower screen, thermostatic shower over, mixer taps, part tiled walls, vinyl flooring, water heated towel rail, downlighting and extractor fan.

Sitting Room

With a pleasant outlook overlooking Catharine Place, 3 front aspect Georgian sash windows, 2 double panelled radiators, feature Portuguese limestone fireplace and hearth, recessed shelving and open to the kitchen area.

Kitchen Area

With a range of eye and base level units, worksurface areas incorporating 1½ bowl composite sink with mixer tap, space and plumbing for washing machine, space for upright oven, space for low level fridge/freezer, built in shelved dresser, part tiled and panelled walls, extractor fan and downlighting.

General Information

Services: All mains services are connected

Heating: Full fired central heating

Tenure: Leasehold – 999 years from 1987

Management Company: 2 Rivers Street (Bath) Management Company

Management Charges: £50 per month

Ground Rent: £4 per annum

Council Tax Band: B

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