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Residential Sales

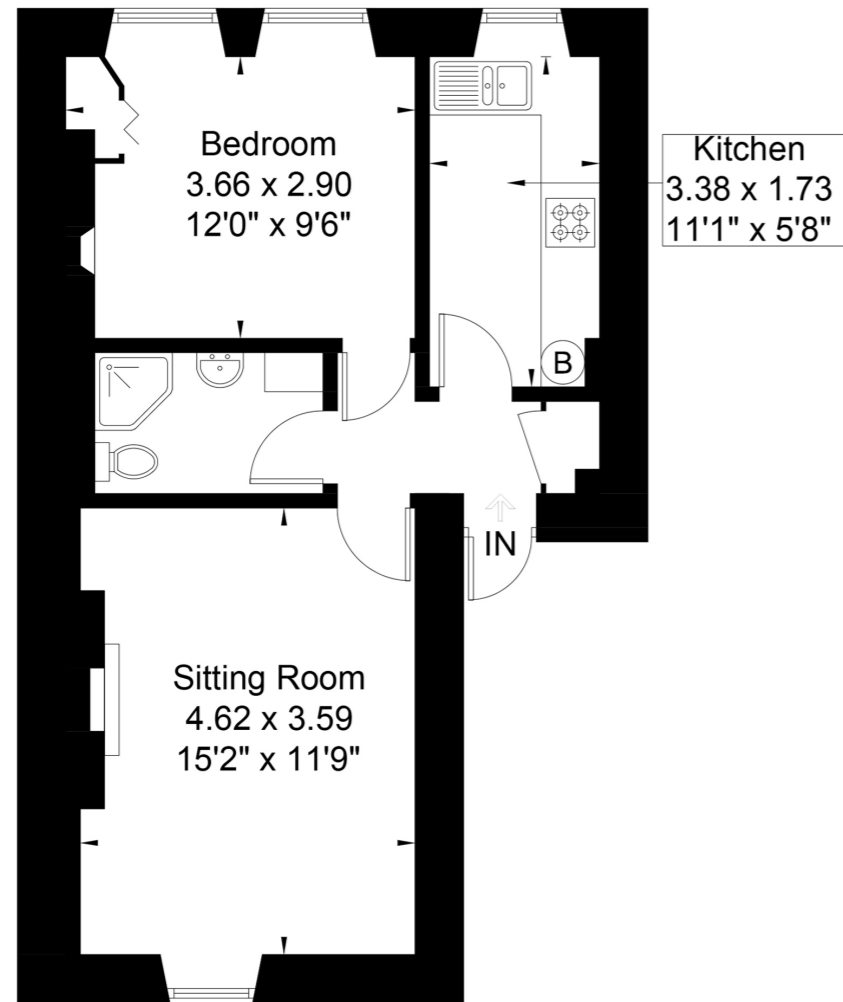


Rivers Street, Bath



Apt 3, 41 Rivers Street, Bath, BA1 2QA

Approximate Gross Internal Area = 43.4 sq m / 467 sq ft



Second Floor

Apartment 3
41 Rivers Street
Bath
BA1 2QA

A very well presented second floor 1 bedroom apartment located in the heart of the city with attractive roof top view over centre of Bath.

Tenure: Leasehold

£299,950





Situation

41 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, florist, 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

41 Rivers Street is managed by the residents and is maintained in good order throughout with a well-presented communal reception hall which leads up to the apartment itself.

The apartment has a light and airy feel about it with a good internal specification including chrome fittings throughout and a recently fitted shower room.

The bedroom is of a good size with a built-in wardrobe and the sitting room to the rear of the property is a pleasant room with an attractive aspect over the city of Bath to the rear.

The kitchen is fully fitted with the washing machine located within the shower room. This would provide an excellent residence but also potentially a good investment apartment. A viewing is strongly recommended by the sole agent's Cobb Farr.

Accommodation

Ground Floor

Communal Reception Hall

With staircase rising to second floor.

Second Floor

Private entrance Hall

With shelved storage cupboard and entry phone system.

Sitting Room

An attractive light and airy room with coving, dado rail, period fireplace with inset grate, flanged on either side by 2 arched shelved recesses, shutter sash window with attractive roof top views over the city.

Bedroom

With 2 shuttered sash windows having front aspect, built-in double wardrobe with folding doors, period fireplace with inset grate, coving and dado rail.

Gallery Kitchen

Fitted with a range of floor mounted units, 1½ bowl sink unit, appliances to include 4 ring gas hob, electric oven under, sash window, oak flooring and gas boiler.

Shower Room

Fitted with a fully tiled corner shower with screen and built-in shower, WC, wash hand basin with vanity cupboard under, plumbed in washing machine with shelving over, downlighting, chrome ladder radiator and extractor fan.

General Information

Services: All mains services are connected

Heating: Full fired central heating

Tenure: Leasehold - (966yrs remaining)

Management Company: 41 Rivers Street (Bath) Management Company

Management Charges: £750 pa

Council Tax Band: B - £1,484.73 (2022/2023)

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