

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: (+44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB  
FARR

Bath & Bradford on Avon

COBB  
FARR

Bath & Bradford on Avon

Residential Sales



St Johns Rd, Bath



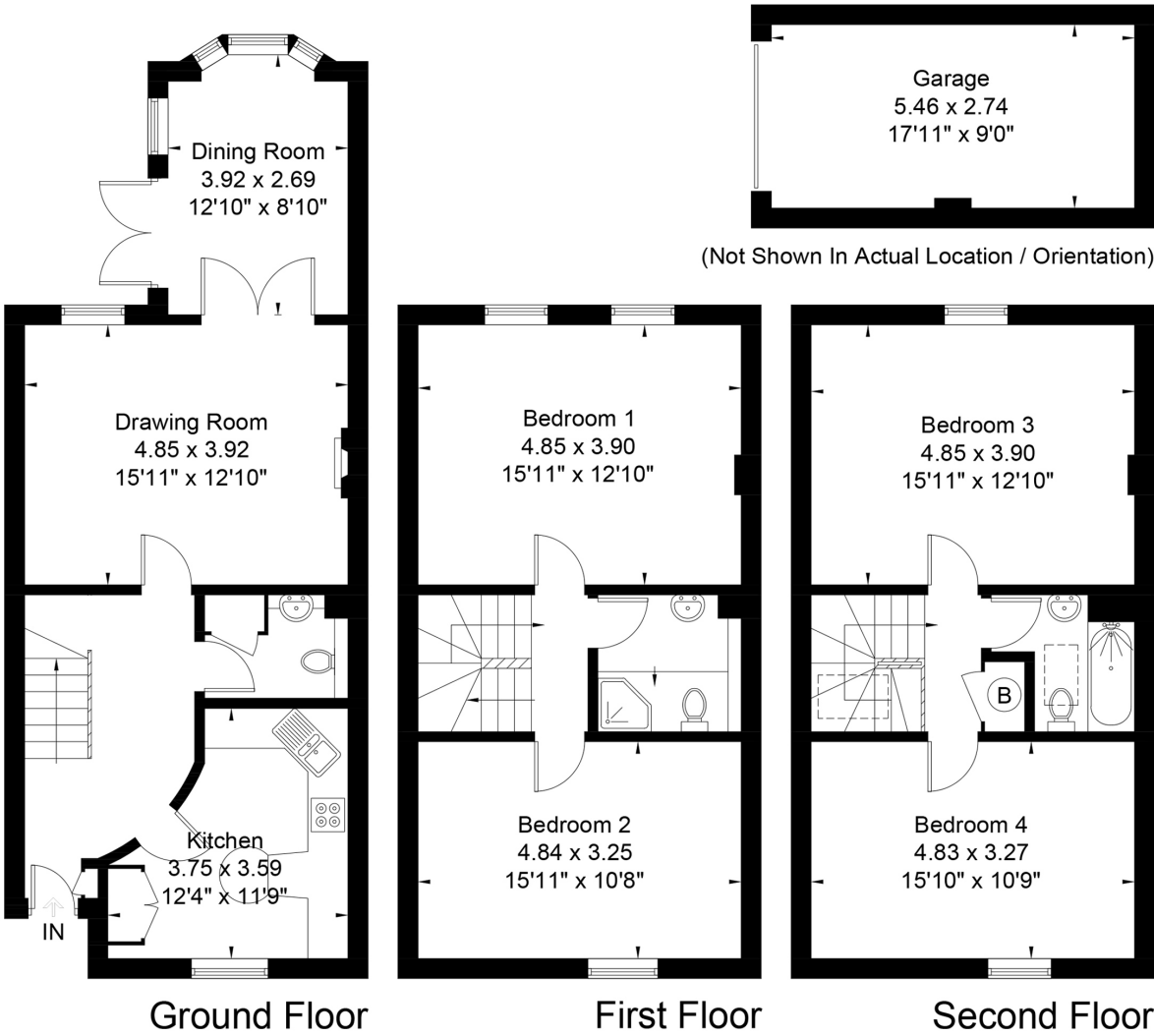
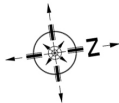






2 Riverside Court, St Johns Road, Bath BA2 6PD

Approximate Gross Internal Area = 147.6 sq m / 1589 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 162.5 sq m / 1749 sq ft



2 Riverside Court  
St Johns Road  
Bathwick  
Bath  
BA2 6PD

A handsome mid terrace 4 bedroom modern townhouse, 1 of 3 in a sought-after riverside development in the heart of central Bath, with gated off street parking, a private garage and a small riverside sun terrace.

Tenure: Freehold

£1,250,000



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

# Situation

No 2 Riverside Court is one of three Georgian style modern town houses, in a sought-after gated, riverside development in the heart of central Bath, all with off street parking, private garaging and riverside sun terraces.

St Johns Road is located in the heart of Bath and is conveniently positioned within 5 minutes-walk of the world famous Pulteney Bridge, Henrietta Gardens and Waitrose.

The UNESCO World Heritage City of Bath offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars along with an excellent selection of cultural activities. There are many pre-London shows at The Theatre Royal, a world-famous international music and literary festival, a number of well-respected museums and art galleries along with the attractions at The Pump Rooms and Roman Baths.

World-class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and first-class hotel, spa and gym facilities can be found at The Gainsborough, Priory and Royal Crescent hotels.

St Johns Road is particularly well-placed for easy access to a triangle of excellent state and independent schools both on the northern and southern slopes, which include the award-winning Bathwick St Mary’s Primary School and King Edwards Schools on North Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 8 miles to the north and Bristol Airport is 18 miles to the west.

# General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold  
Council Tax: G

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Description

Riverside Court is one of three modern town houses located in a fine riverside position in the heart of central Bath. The property was built approx. 20 years ago to a high specification and offers beautifully appointed accommodation arranged over 3 floors with the benefit of a charming leafy, riverside aspect to the rear.

On the ground floor there is a well-appointed hand painted Shaker style kitchen and breakfast room to the front along with a formal drawing room and linked dining room to the rear that enjoys access onto a pretty riverside sun terrace. In addition there is a guest WC.

On the first floor there are 2 lovely bedrooms and a family shower room and on the top floor there are 2 further double bedrooms and a family bathroom.

Externally the property is accessed via electrically operated gates, with free standing parking, and a private garage. To the rear accessed from the dining room there is a pretty riverside terrace that enjoys a fine leafy aspect.

# Accommodation

## Ground Floor

### Entrance Hall

With solid wood flooring, entry phone system, wall mounted coat hooks, thermostat control, large understairs storage area and stairs with fitted carpet rise to first floor.

### Kitchen

With ceramic tiled flooring, a comprehensive range of Shaker style hand painted floor mounted units, cupboards and drawers, space and plumbing for washing machine, integrated fridge/freezer, plate warmer and oven, 4 ring gas hob with extractor over, glazed splashback, honed granite worksurfaces and upstand, fitted breakfast bar and table, floor to ceiling sash window with fitted plantation shutters, recessed ceiling spotlights and fitted larder cupboard.

### Guest Cloakroom

With ceramic tiled flooring, concealed cistern WC, basin set into wooden display unit, wooden display shelf fitted mirror, recessed ceiling spotlights, extractor fan and large storage cupboard.

### Drawing Room

With solid wood flooring, gas fireplace with wooden surround and marble hearth, wall mounted uplighting, fitted bookshelves, floor to ceiling sash window to terrace and glazed doors through to dining area.

### Dining Area

With wooden flooring, wall mounted uplighting, bay window to river side aspect, window and glazed doors to sun terrace.

## First Floor

### Landing

With fitted carpet and radiator.

### Bedroom 1

With fitted carpet, radiator and 2 sash windows to rear aspect with fitted plantation shutters.

### Bedroom 2

With fitted carpet, wall mounted uplighting, radiator and sash window to front aspect with fitted plantation shutters.

### Shower Room

With ceramic tiled flooring, fully tiled and glazed corner shower unit, pedestal WC, pedestal basin with tiled splashback, built-in shelving, wooden display shelf, wall mounted mirrored medicine cabinet, ladder effect heated towel rail, extractor fan and recessed ceiling spotlights.

Stairs with fitted carpets rise to second floor landing.

## Second Floor

### Landing

With fitted carpet, cupboard housing the pressurised hot water system and Worcester condensing boiler.

### Bedroom 3

With fitted carpet, radiator, wall mounted lighting, sash window with fitted planation shutters to rear aspect.

### Bedroom 4

With fitted carpets, radiator and sash window with fitted planation shutters to front aspect.

### Bathroom

With ceramic tiled flooring, pedestal WC, pedestal basin, integrated shelving, panelled bath with fully tiled surround, ladder effect heated towel rail, Velux window, mirrored medicine cabinet, recessed ceiling spotlights and courtesy lit mirror.

## Externally

Accessed from the dining room there is a very pretty paved riverside terrace and to the front there is gated freestanding parking and a single private garage.

