

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](http://cobbfarr.com)

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

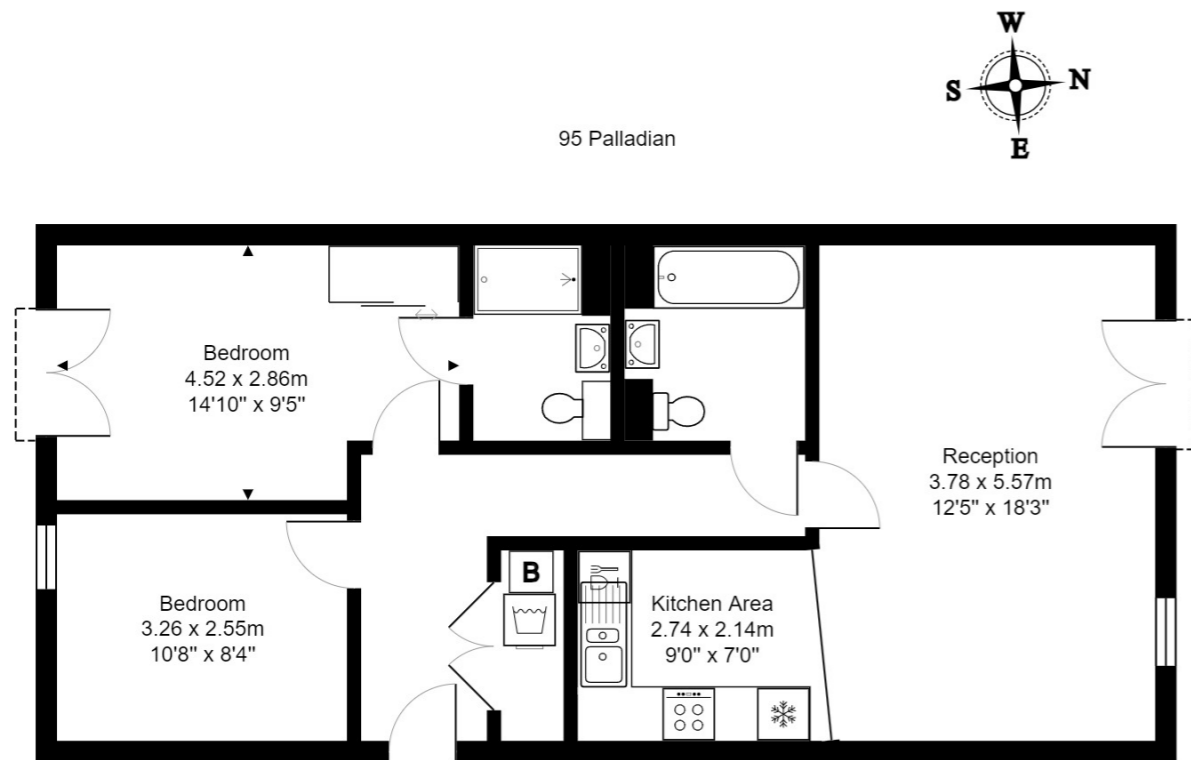
Bath & Bradford on Avon

Residential Sales



Riverside, Bath





Total Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
[www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

95 Palladian  
95 Victoria Bridge Road  
Bath  
BA2 3FL

An immaculate 4th floor 2 bedroom apartment with a fine aspect overlooking Royal Crescent and with the use of well-manicured private communal courtyard gardens and a parking space.

Tenure: Leasehold

**£395,000**



## Situation

The apartment is set on the fourth floor of this landmark modern development and is well placed, enjoying a fine aspect, within the popular Riverside area in the heart of central Bath. There are many excellent amenities including 2 lovely cafes within easy reach and a national chain supermarket, there are also lovely walks along the River Avon.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent five star spa, gym and hotel facilities at the nearby Royal Crescent and Gainsborough Hotels.

The property is within easy reach of a triangle of good state and independent schools which include King Edwards schools in Weston and North Road, St Andrews Primary School in Julian Road, Beechen Cliff and Hayesfield Schools in Oldfield Park and Bear Flat and The Paragon and Prior Park Schools in Widcombe.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is 15 minute walk away, The M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

---

## General Information

Services: All mains services are connected

Heating: Full fired central heating

Tenure: Leasehold – 987 years remaining

Management Company: Pinnacle property management

Management Charges: £2,800 annum (including parking)

Ground Rent: £353.24 per annum

Council Tax Band: C

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

95 Palladian is positioned on the top floor of this impressive apartment block in the heart of the city and enjoys a fine aspect to the front, with far reaching views overlooking the Royal Crescent and to rear overlooking the pretty communal gardens.

The accommodation which is in immaculate order throughout comprises 2 double bedrooms, the master has an en suite shower room, a further bathroom and a lovely open plan living room enjoying a fine aspect overlooking the majestic Royal Crescent.

In addition, there is a smart, well equipped kitchen, a private parking space and the use of well-manicured communal courtyard gardens.

## Accommodation

### Fourth Floor

#### Entrance Hall

With natural wood flooring, radiator, recessed ceiling spotlights, intercom video, large built-in utilities cupboard which houses the boiler and the washing machine and shelving space.

#### Bedroom 1

With solid wood flooring, radiator, double doors with Juliette balcony overlooking Palladian square communal gardens and fitted wardrobes.

#### En-Suite Shower Room

With fully tiled floors, part tiled walls, ladder effect heated towel rail, concealed cistern WC with display shelf over, wall mounted basin, large double sized fully glazed shower unit with handheld and rain shower over, recessed ceiling spotlights and extractor fan.

#### Bedroom 2

With solid wood flooring, radiator, fitted shelves and glazed door with Juliette balcony overlooking Palladian Square.

#### Bathroom

With tiled flooring and part tiled walls, ladder effect heated towel rail, concealed cistern pedestal WC, wall mounted basin with courtesy lit mirror over, panelled bath with glazed shower screen and handheld and rain shower over, recessed ceiling spotlights, and extractor fan.

#### Living Room

With solid wood flooring, radiator, Juliette balcony with double doors to front aspect and river, enjoying lovely views overlooking the Royal Crescent.

#### Kitchen

With a comprehensive range of floor and wall mounted unit cupboards and drawers, wooden worksurface and upstand, integrated fridge and freezer, integrated electric oven and 4 ring electric hob with stainless steel splashback, extractor over, 1 ½ bowl stainless steel sink and drainer, integrated dishwasher, recessed ceiling spotlights and radiator.

## Externally

Use of Palladian Square communal gardens accessed from the rear of the property at ground floor level along with a private underground parking space.