



11 ROYAL VIEW, VICTORIA BRIDGE ROAD, BATH, BA2 3GG

**A WONDERFUL TWO BEDROOM APARTMENT WITH A WRAP AROUND
BALCONY IN THIS PRESTIGIOUS CENTRAL RIVERSIDE DEVELOPMENT
WITH ALLOCATED SECURE UNDERGROUND PARKING.**

Reception hall • Kitchen/Breakfast room • Sitting/Dining room • Main bedroom with walk through wardrobe to en-suite shower room • Second double bedroom with en suite bathroom • Wrap around balcony • Storage • Secure allocated underground parking space

DESCRIPTION

An immaculately presented two bedroom two bathroom apartment, situated on an upper floor of Royal View, in the highly desirable Bath Riverside development.

The apartment offers a high-end finish throughout and comprises of a master suite, with a walk-in wardrobe and en-suite bathroom, a second bedroom also with an en-suite bathroom, and a large and spacious living area with a modern kitchen. It also benefits from an external balcony accessed through sliding glass doors from both the living space and both bedrooms with stunning views over the park and River Avon.

A unique feature of this apartment is a fully insulated wall that opens up in bi-fold fashion to enlarge the living space and incorporate the second bedroom into the main open plan living room. Externally there is one allocated parking space.

SITUATION

Set on the banks of the River Avon, 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. Bath is particularly well placed for the M4 motorway (Junction 18 is approximately 11 miles North) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some 10 miles to the West.

Bath also has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School. Also within easy reach are Bath University and the Wessex Water headquarters.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 1 May 2011).

Services: Mains electricity, water and drainage.

Service Charge: £2,220 per annum

Estate & Parking Charge: £420 per annum

Local Authority: Bath and North East Somerset Council

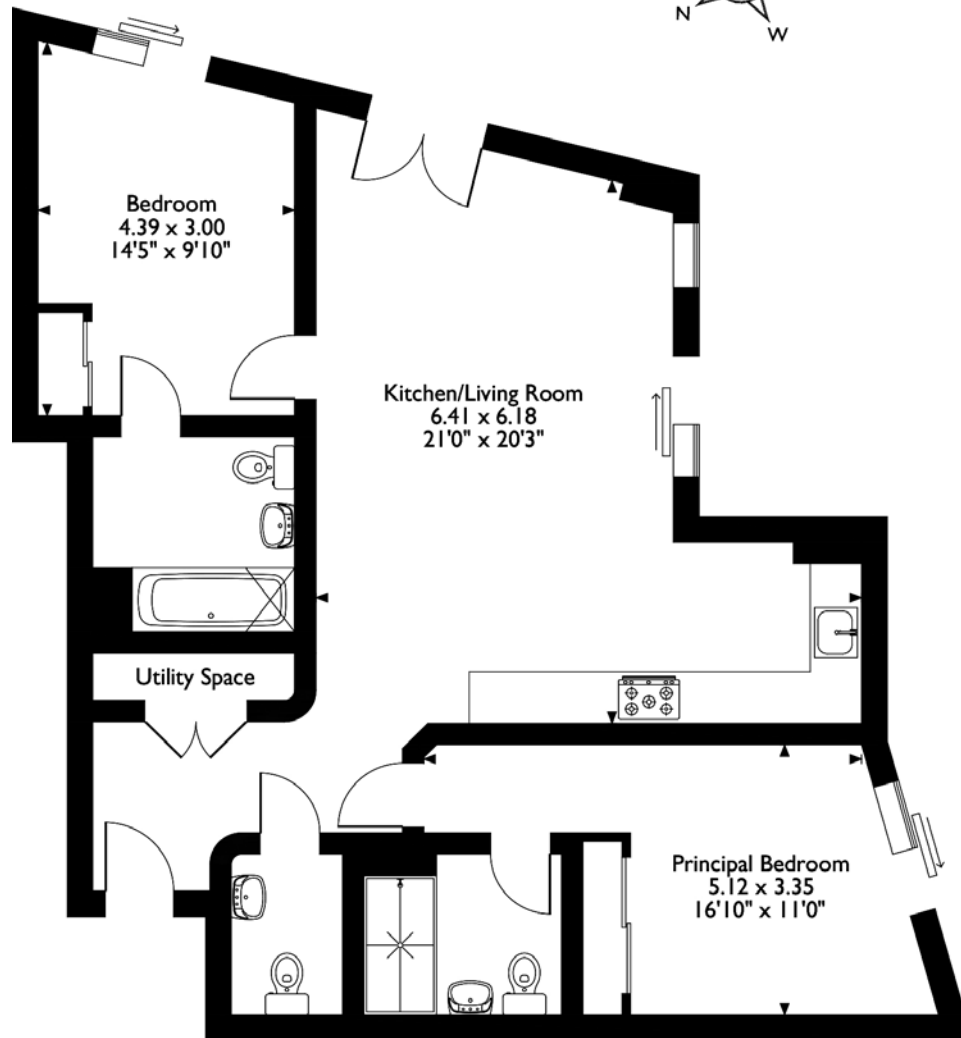
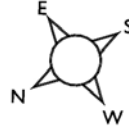
Council Tax: Band E

EPC: Band B

Viewing: Strictly by appointment with Carter Jonas.



Approximate Gross Internal Area
85 Sq M/912 Sq Ft



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