

EST ● 1879

CRISP COWLEY



114 Palladian, Victoria Bridge Road
Bath BA2 3FL

A superb 3 bedroom apartment enjoying balcony views and designated parking, situated within this sought-after landmark development

Entrance hall | Open plan sitting room/dining/kitchen with balcony | Master bedroom, en suite shower and fitted wardrobes | Double bedroom 2 with fitted wardrobes | Bedroom 3/dressing room | Family bathroom | Private underground parking space with direct lift access | Communal gardens | proximity to Victoria Park | Quiet location

Situation

Set on the banks of the River Avon, Bath Riverside is a fantastic City centre location featuring 2 of its own coffee shops and 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. It 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.

Description

114 Palladin is situated within the smallest apartment block in the Riverside Development, with only 9 privately owned flats. Entering the front door, to your right-hand side you are greeted by a fantastic open plan kitchen, dining and sitting room. The room is over 20' square and provides the perfect open plan space for modern living. The views are spectacular towards Royal View and the River Avon. Double French doors further enhance the space leading out to a generous balcony. As you would expect, the kitchen is well-fitted with appliances including an integrated fridge freezer, dishwasher, four ring induction hob and electric oven.

Back to the hall, you find a good-sized hall cupboard, ideal for coats and also housing the boiler.

Opposite the cupboard is a bathroom which also doubles as a cloakroom. To the far end of the corridor, the master bedroom also has French doors to a balcony and its own en suite shower room. There are two further bedrooms, the smaller of which our client has fitted out as a really excellent dressing room, but could easily be reinstated as a third bedroom, should it be required. Both the master bedroom and bedroom 2 have built-in wardrobes.

External

Allocated parking space in a gated and secure underground parking area.

A private, gated communal courtyard garden with contemplation area, scented walk, herb garden and a play area which includes a boules pitch and children's play equipment.

General Information

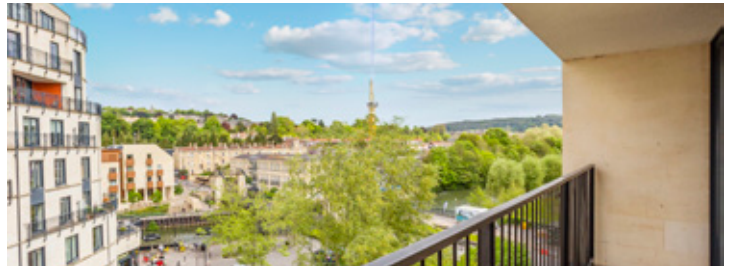
Bath & North East Somerset Council. Council Tax Band D.

Mains electricity, water and drainage.

Leasehold for the residue of a 999 year lease.

There is an annual service charge of approximately £2,800 per annum payable to Pinnacle Property Management.

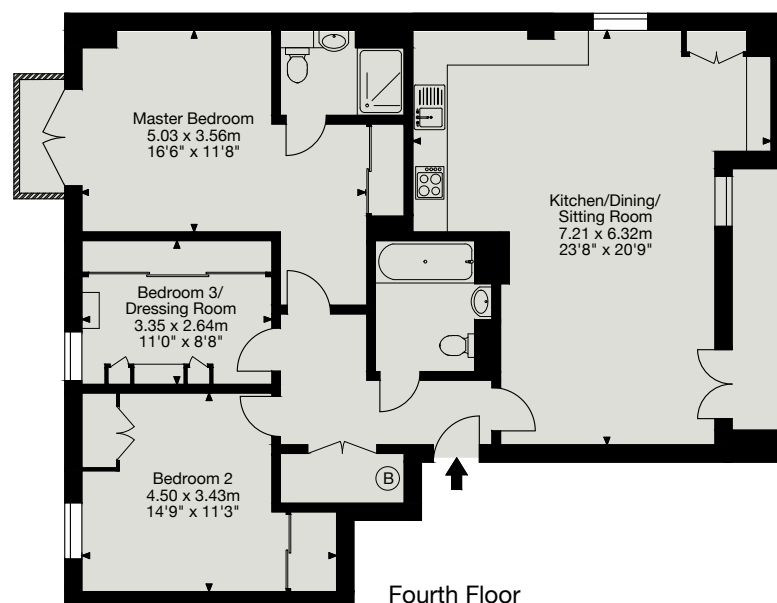
Ground Rent - £353.24 per annum.



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Gross Internal Area (Approx.)

96 sq m / 1,041 sq ft



Fourth Floor