

EST ● 1879

# CRISP COWLEY



1 Longmead Terrace, Bath Riverside, Bath BA2 3WN

**A fine example of one of these popular almost new townhouses which forms part of the prestigious and award-winning Bath Riverside development.**

End Terrace | Entrance hall | Cloakroom | Beautifully appointed dining room/kitchen with bi-fold doors to the garden  
Spacious living room | Master bedroom suite with dressing area and bathroom | 2 further double bedrooms | Family bathroom | Double glazing | Central heating | Attractive features | Private low maintenance garden | 2 parking spaces

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## 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 & Avon Cycle Route which also takes you out towards Bristol. The World Heritage City of Bath has a good selection of schools, both state and private including King Edward's, Monkton Combe, Prior Park, Kingswood and the Royal High School. Within close proximity can be found the Sainsburys supermarket and Green Park, which holds regular farmers' markets.

## Description

Built to an exceptional standard in 2015/16, the property is well placed within the complex to provide ready access to all the amenities including a local coffee shop. With accommodation over four floors briefly providing: -

### Ground Floor

Cloakroom - white suite of handbasin, low level wc, half tiled walls.

Utility cupboard with space and plumbing for washing machine.

Beautifully appointed kitchen/dining room - good range of fitted units including drawers, cupboards, wall cupboards, working tops and fitted Siemens appliances. From the dining/family area bi-fold doors lead out to the garden.

### First Floor

Spacious, I-shaped, light and airy living room enjoying natural light from three windows with Juliet balconies.

### Second Floor

Landing - cupboard with Megaflow hot water tank.

Two generous sized bedrooms, one with fitted double wardrobe cupboards with sliding doors and windows with

Juliet balconies.

Well appointed internal family bathroom - tiled walls, panelled bath with over-the-bath shower, hand basin, concealed cistern low level wc, large wall mirror, ladder radiator/towel rail.

### Third Floor

Master bedroom suite occupying the entire floor, again with excellent natural light from two large windows.

Dressing area with fitted wardrobes and door leading to the

Beautifully appointed en suite bathroom - white suite including freestanding shaped bath, hand basin, wc, tiled walls, shower cubicle.

### Externally

From the kitchen/dining area bi-fold doors open to a private, well-stocked, low maintenance garden including a decked area, paved pathway, artificial grass, raised beds and borders stocked with various plants and shrubs. Useful implement store.

Communal on-site facilities include a recycling/bin area and secure bicycle store.

Immediately in front of the property are two designated parking spaces. There is also a parking permit system in place for visitors.

### General Information

Community energy, electricity, water and drainage are connected.

There is a service charge of approximately £1,000 per annum for maintenance and upkeep of the external common areas.

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Gross Internal Area (Approx.)

147 sq m / 1,587 sq ft

