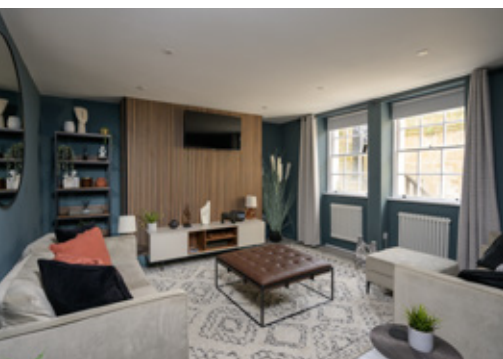


EST ● 1879

CRISP COWLEY



Flat 1, 12 Rivers Street, Bath, BA1 2PZ

A recently refurbished two-bedroom garden maisonette in a classic Grade II Georgian townhouse situated in this popular location, close to Royal Victoria Park and City Centre amenities that allows holiday lets.

Entrance hall | Open plan kitchen/dinner | 2 double bedrooms
Family room | Holiday lets permitted | Private Garden
Mezzanine level

CRISP COWLEY

Location

Rivers Street is situated on the lower slopes of the sought-after area of Lansdown. It is within walking distance of the city centre and the station, which has high speed rail links to London Paddington (approx. 90 minutes). The M4 (J18) is approx. 10 miles away. Local amenities nearby in Julian Road include a newsagent, convenience store and dry cleaners. The Chequers pub is across the road and offers excellent food. There are good schools, both private and state, close by including Kingswood, King Edward's, The Royal High, St. Stephen's, Hayesfield and Beechen Cliff.

Description

Upon entering, you are greeted into an entrance hall. The living room benefits from two large sash windows allowing the light to flood in. Next door is the first of two double bedrooms with Victorian fireplace, sash window as well as space for a desk area. Opposite is the large family bathroom which has been updated recently, fitted with W/C, fitted storage units and a large shower. Adjacent is another double bedroom with again space for the addition of built in storage.

The kitchen/diner is accessed from the central hallway, comprising a range of wall and base units providing ample storage space, appliances including single oven, induction hob, washing machine, dishwasher and fridge.

There is also lots of space to add a large dining table that would sit at least 6 people.

From the kitchen/diner, is a set of stairs that takes you to a mezzanine level perfect as a home office or sung area, with dual aspect.

Externally the property has a very quiet terrace with a border and space for outdoor seating. The garden can be accessed through French doors leading from the kitchen.

The whole property is finished to a very high standard and is move in ready.

General Information

Council tax - B

Property type - 2 bedroom flat

Property construction - standard construction

Number and types of room - 2 bedroom, 1 bathroom, 3 reception room and kitchen

Electricity supply - Yes - Mains

Water supply - Yes - Mains

Sewerages - Yes - Mains

Heating - Yes

Parking - on street permit parking

EPC - N/A as listed building

Restrictions - Grade II listed

Lease length - 999 years from 19 August 2021



Flat 1, 12 Rivers Street, BA1 2PZ
Gross Internal Area (Approx.)
Main House = 90 sq m / 975 sq ft

