

5 The Tramshed

Beehive Yard, Bath BA1

A contemporary two bedroom apartment with riverside views, located in the heart of the city centre.



Summary of accommodation

Main House

Ground floor: Open plan kitchen/dining/living area | Principle bedroom en suite | Bedroom 2 | Bathroom | Balcony | Private parking | Bike storage



Situation

Times and distances are approximate.

The Tramshed is located on the banks of the River Avon and a short stroll from Bath city centre. where you will find plenty of shopping, pubs, restaurants, museums, art galleries, and Bath Rugby Ground just minutes away.



Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West.



Nearby excellent schools include King Edwards, The Royal High School, Kingswood, The Paragon, Monkton School, Beechen Cliff and Hayesfield School.



Bath is a UNESCO world heritage city, famous for its Roman Baths and Georgian architecture and surrounded by rolling Cotswold countryside. Waitrose supermarket is approx 500 meters level walk away.



The House

Embrace the perfect blend of riverside tranquillity and vibrant city living with this exquisite apartment on the banks of the River Avon. This contemporary residence features two bedrooms, two bathrooms, and a stunning balcony that extends from the open-plan living space.

Upon entering, you're welcomed by a spacious hallway that provides access to all rooms. To the right, you'll find the principal bedroom, complete with an en suite bathroom. Also to the right is the second bedroom, while the family bathroom is located straight ahead. The hallway includes generous storage options.

The hallway leads to a bright, open-plan kitchen, living, and dining area. The kitchen boasts an array of wall and base units for abundant storage and is equipped with integrated modern appliances, including a fridge freezer, dishwasher, double oven, and microwave. The stylish sink with mixer tap offers delightful river views. The highlight of this apartment is the balcony that overlooks the River Avon, providing an idyllic space to relax and enjoy the scenic and peaceful surroundings.

Additional amenities include secure onsite parking for one car and a convenient storage area. The Tramshed apartments also benefit from an onsite building manager for added convenience and security.

The kitchen, bathrooms, water boiler, gas boiler, bathrooms were all completely refurbished in 2021.



Property Information

Tenure: Leasehold.

Services: We are advised that the main water, drainage, electricity, and gas are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band E

EPC: C

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

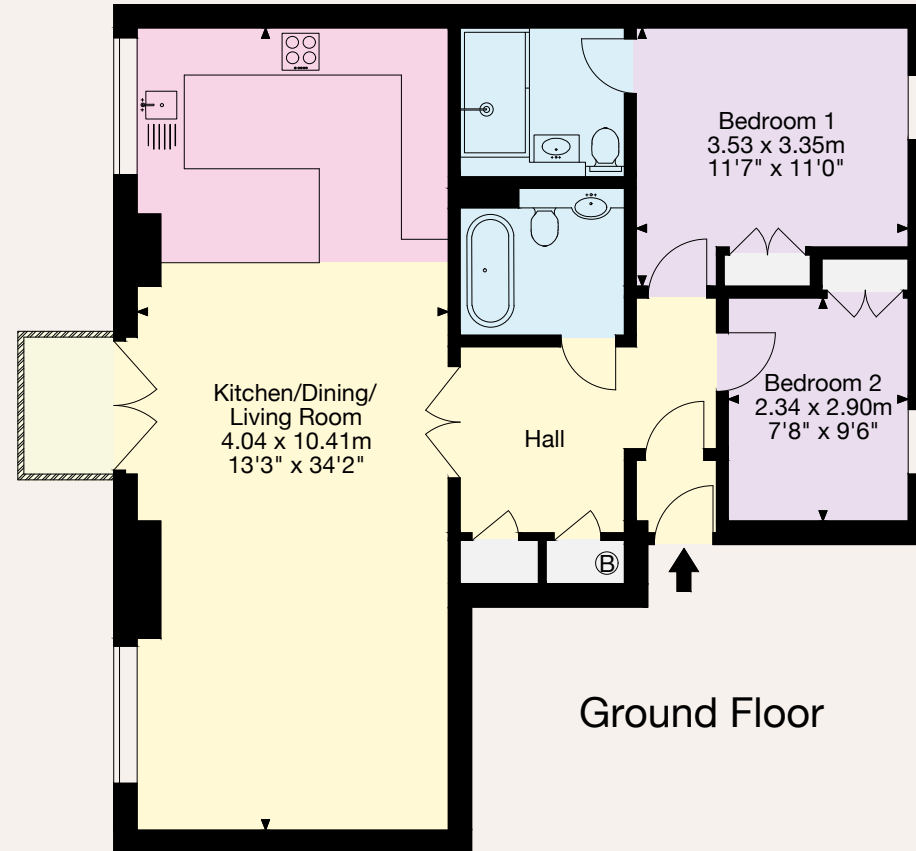
Guide Price: £675,000



Approximate Gross Internal Floor Area

Total Area: 82 sq m / 885 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels

01225 325 992

sam.daniels@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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