



**Flat 3 Rivers Street, Bath BA1 2PZ**



**welcome to**

**Flat 3 Rivers Street, Bath**

Located just around the corner from the Royal Crescent, is this stunning TWO bedroom, first floor apartment in a Grade II listed Georgian Townhouse, with stunning period feature, and the potential to HOLIDAY LET, this apartment is not to be missed.



**Sitting Room/Kitchen**

18' 8" x 14' 1" ( 5.69m x 4.29m )

**Bathroom**

7' 5" x 5' 11" ( 2.26m x 1.80m )

**Bedroom 1**

12' 3" x 10' ( 3.73m x 3.05m )

**Bedroom 2**

5' 9" x 10' ( 1.75m x 3.05m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Flat 3 Rivers Street, Bath**

- Two Bedroom First floor apartment
- Grade II Listed Georgian Townhouse
- Excellent potential as holiday let
- Prime location to Bath City Centre
- Residents permit parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 600.00

Ground Rent: 4.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT110059](https://allenandharris.co.uk/Property/BAT110059)



Property Ref:  
BAT110059 - 0006

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