



WentWorth
Estate Agents

23, Sovereign Point Midland Road, Bath, BA2 3GJ

• Luxury Third Floor Apartment • Light Open Plan Living • Sleek Modern Kitchen with Integrated Appliances • Two Double En-Suite Bedrooms • Balcony with River Views • Allocated parking space • EPC Rating D

Price guide £550,000

Location

Sovereign Point is a contemporary building located on the banks of the River Avon situated within the high specification and desirable Riverside development. There is a café on the ground floor of the building along with pedestrian access across Victoria Bridge to Upper Bristol Road, where you will find Royal Victoria Park. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins), which is a flat walk from the apartment. There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

Internal Description

You enter the building into a smart communal reception hall where there are lifts that take you up to the third floor, this is where you will find the apartment. Once inside there is a light and airy, open plan living/dining room, as well as a sleek kitchen with integrated modern appliances. The kitchen offers a range of wall and base units with an inset sink unit, built in 'Siemens' oven and hob, fridge/freezer, wine fridge and dishwasher. A cupboard to your left provides plumbing for a washing machine as well as useful storage. From both the living and dining areas you have access out to a private balcony via floor to ceiling glazed sliding doors. This is an ideal dining/relaxation area with views over the River Avon and beyond.

There are two well proportioned double en-suite bedrooms, which both benefit from stunning views from the balconies and built in wardrobes. The master en-suite has a fully fitted suite comprising of a panelled bath with rainfall shower over, w.c. and double wash hand basins. Whilst the en-suite in bedroom two has a double walk in shower, w.c. and wash hand basin.

Agents Note

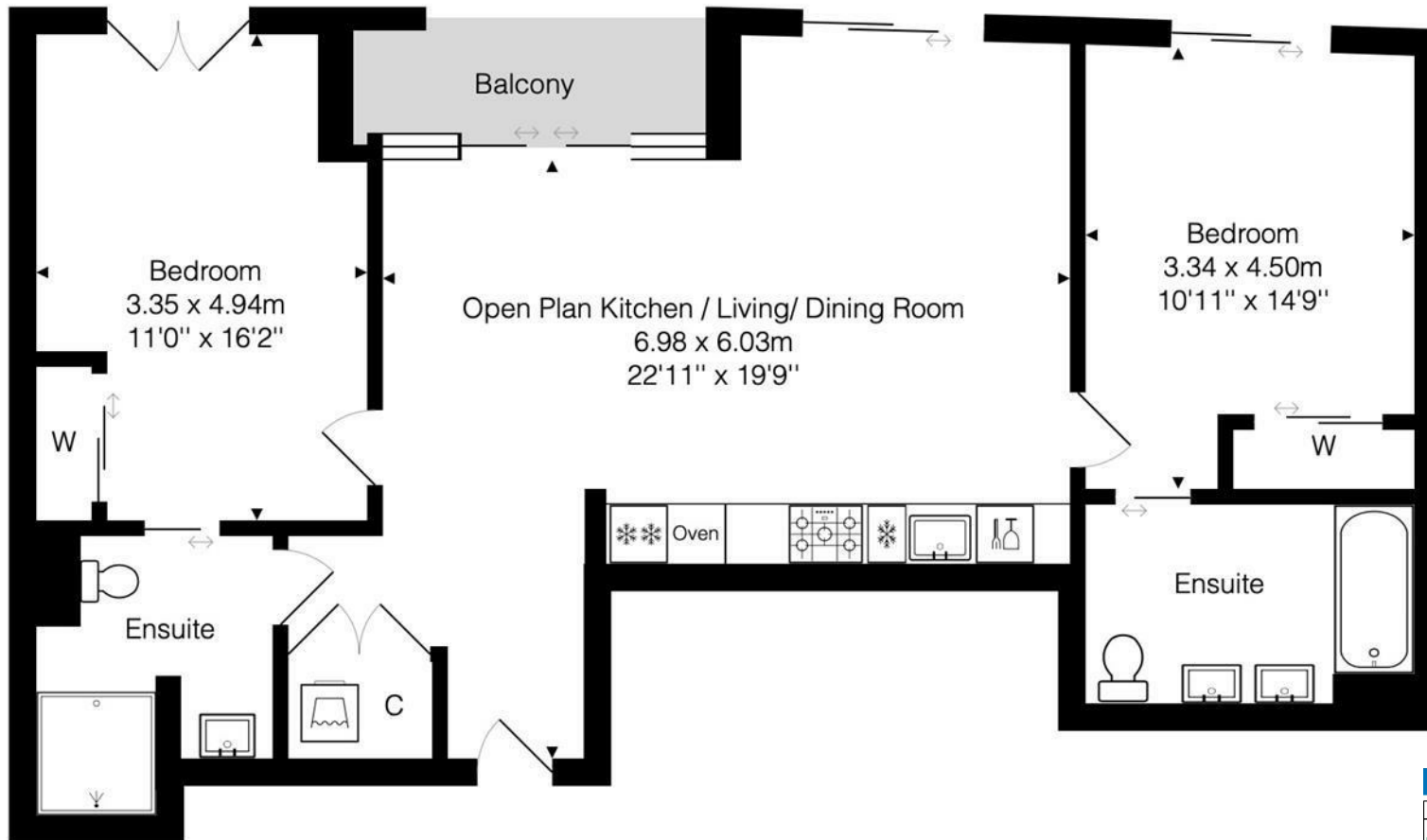
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

ADDITIONAL INFORMATION
Tenure: Leasehold
Lease Years Remaining: Circa 989 years
Management Company: Pinnacle Property Management
Service Charge: Approx. £1660 per annum
Estate £525
Ground Rent: Approx. £250 per annum
Parking: Allocated underground parking for one vehicle - Parking charge £227
Council Tax Band: E
Local Authority: Bath and North East Somerset

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .





Total Area: 85.5 m² ... 921 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.energyassessmentservices.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wentworth Estate Agents
25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

