

# whiteley helyar



1,388 ft<sup>2</sup>



2 bedrooms



en-suite bathroom  
& shower room



two secure  
allocated  
spaces

Guide Price

£1,100,000

51 Sovereign Point, Bath, BA2 3GJ

A stunning, two bedroom two bathroom penthouse apartment (accessed via lift) in this flagship building, with private outdoor space and parking, within the prestigious Western Riverside development. Just a short stroll from the city centre, and sitting adjacent to the newly created Elizabeth Park, the apartment offers incredible panoramic views and has access to both a wrap around balcony and roof terrace, along with two allocated spaces in the gated underground carpark and secure bicycle storage.

## ACCOMMODATION

Open plan sitting/dining room with stunning southerly views and access to the balcony

Contemporary kitchen with island and breakfast bar

Study/playroom

Principal bedroom with dressing area and en-suite bathroom

Further double bedroom with en-suite shower room

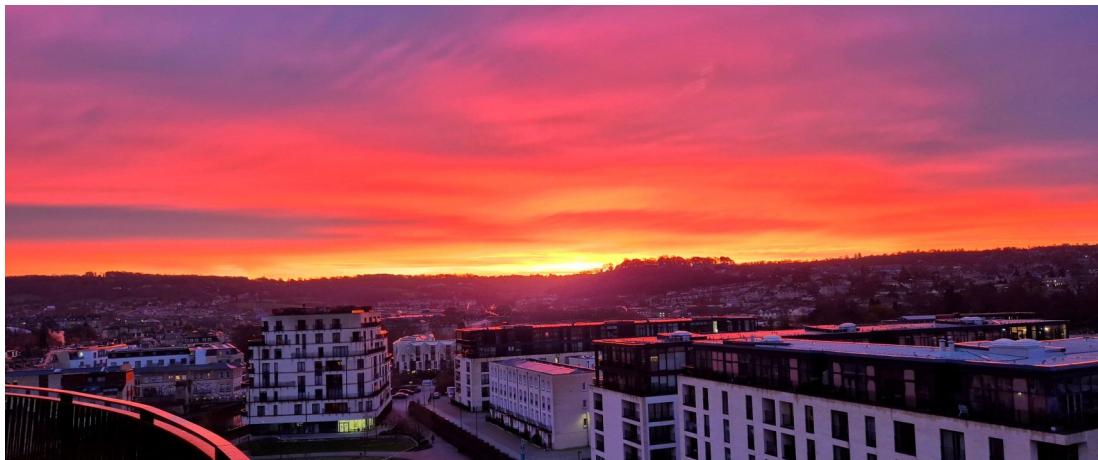
Utility room & separate cloakroom

## EXTERNALLY

A spacious balcony is accessed from both the sitting and dining areas, and offers a wonderful spot to enjoy the southerly and westerly aspects. A central courtyard holds a spiral staircase, which leads up to the roof terrace on the very top of the building, which is private to this apartment and from which you can enjoy staggering 360 degree views of the city.

## LOCATION

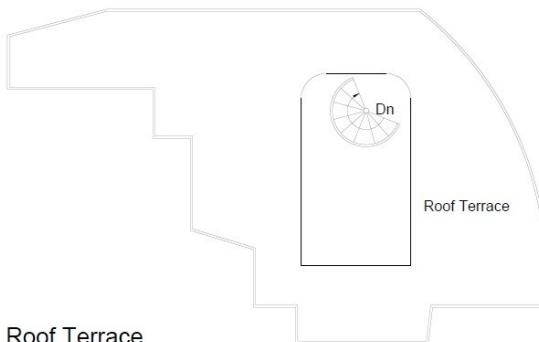
This riverside development sits immediately to the west of the city centre, and has created a new waterfront, mainly residential, neighbourhood complete with an attractive new park. Coffee shops are on the ground floor of both Sovereign Point and the neighbouring Royal View, whilst Sainsburys supermarket is a short walk away. The city centre, with all the shops and amenities, Recreation Ground and Bath Spa railway station is just over half a mile away; whilst highly regarded local schools, both primary and secondary, are also close by.





Approximate Floor Area = 129.0 sq m / 1388 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only.



**Tenure: Leasehold  
Lease length: 992 years  
Service charge: £400 per month  
Council Tax Band: 'G' - £3,690.90**

