



11 ROYAL VIEW, VICTORIA BRIDGE ROAD, BATH, BA2 3GG
£2,250 per month*

Carter Jonas

- Reception hall
- Kitchen/Breakfast room
- Sitting/Dining room
- Main bedroom with walk through wardrobe to en-suite shower room
- Second double bedroom with en suite bathroom
- Wrap around balcony
- Storage
- Secure allocated underground parking space

THE PROPERTY

An immaculately presented two bedroom two bathroom apartment, situated on an upper floor of Royal View, in the highly desirable Bath Riverside development.

The apartment offers a high-end finish throughout and comprises of a master suite, with a walk-in wardrobe and en-suite bathroom, a second bedroom also with an en-suite bathroom, and a large and spacious living area with a modern kitchen. It also benefits from an external balcony accessed through sliding glass doors from both the living space and both bedrooms with stunning views over the park and River Avon.

A unique feature of this apartment is a fully insulated wall that opens up in bi-fold fashion to enlarge the living space and incorporate the second bedroom into the main open plan living room. Externally there is one allocated parking space.

Bath is particularly well placed for the M4 motorway (Junction 18 is approximately 11 miles North) and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some 10 miles to the West.

Bath also has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School. Also within easy reach are Bath University and the Wessex Water headquarters.

Local Authority: Bath and North East Somerset Council tax Band E. (please see Bath & North East Somerset website for current cost) and EPC: Band B

Available for an initial 12 month tenancy.

A wonderful two bedroom apartment with a wrap around balcony in this prestigious central riverside development with allocated secure underground parking.



Mains electric, and metered mains water.

Parking: underground parking space

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2,250 per calendar month: Holding deposit of 1 week's rent £519.23 Security deposit of 5 weeks rent £2,596.15

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E
Directions	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data

IMPORTANT INFORMATION

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