



10 Royal View Victoria Bridge Road, Bath, BA2 3GG

Offers In Excess Of £550,000





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# 10 Royal View Victoria Bridge Road

Bath, BA2 3GG

- Stunning second-floor apartment in Bath Riverside development
- Bright and airy two-bedroom layout
- Two double bedrooms, both with en suite bath/shower room
- Separate WC and utility cupboard
- Secure underground parking, guest permit and bike store
- Stunning 180-degree views over the River Avon with wrap around balcony
- Contemporary open-plan kitchen and dining area
- Flexible 2nd bedroom; movable partition for increased open-plan living space
- Lift access
- Within short level stroll of Bath city centre, transport links, shops, cafés, restaurants, theatres and cinemas

A fabulous light-filled two-bedroom apartment enjoying spectacular 180-degree views across the River Avon with long reaching views all the way up to Sham Castle. This beautifully presented home offers an open-plan kitchen and dining space, perfect for both everyday living and entertaining, with large windows and a wrap-around balcony with room for table and chairs which maximises the stunning riverside outlook.

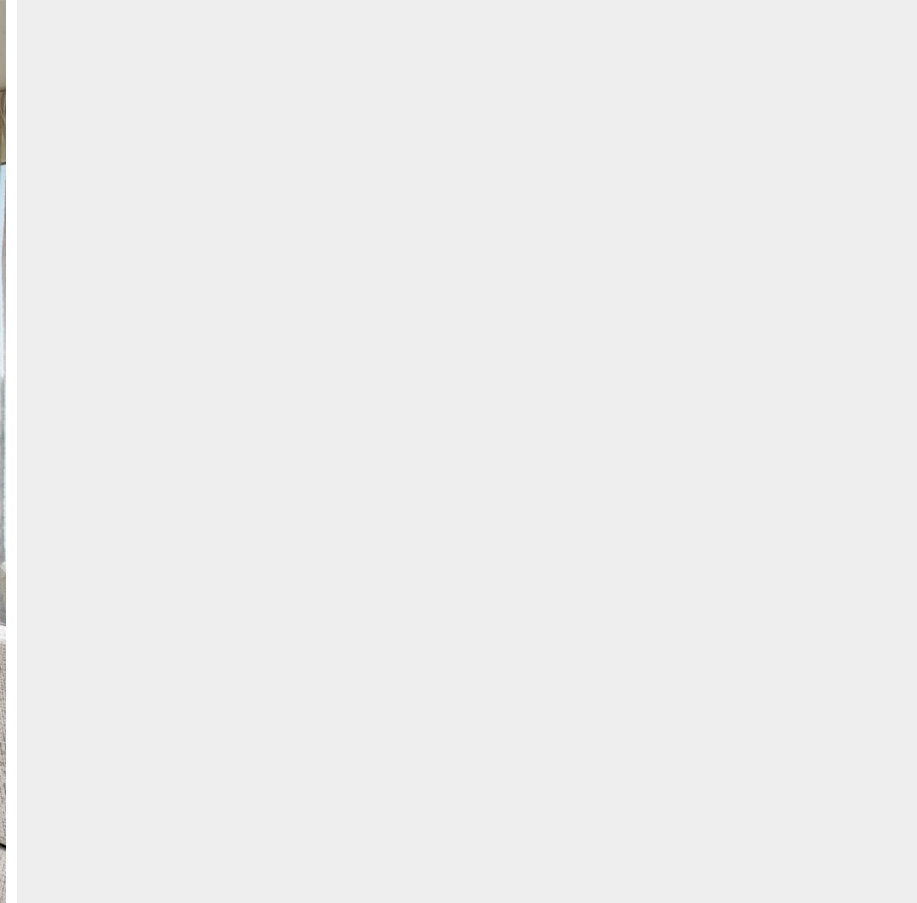


Description

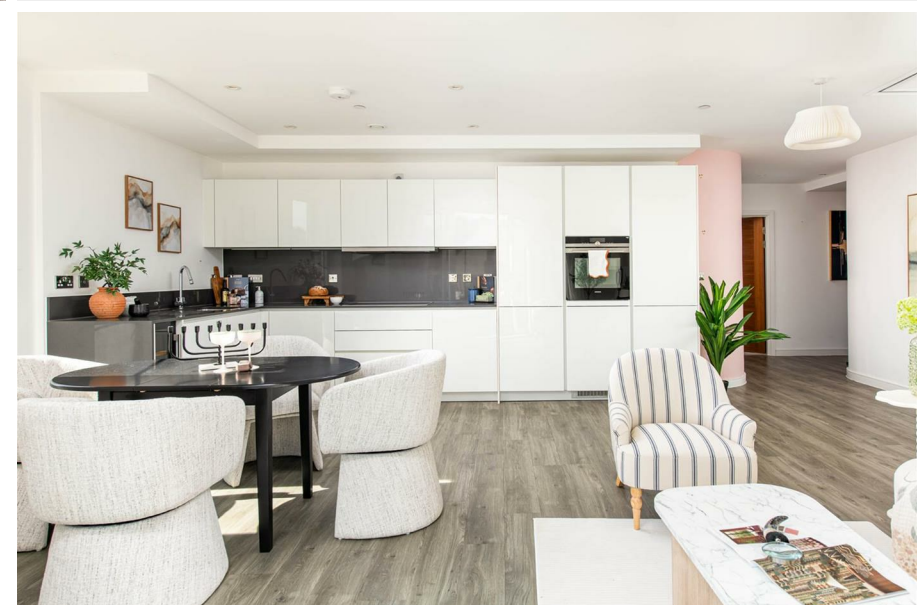
Key information

Buyer Verification Checks



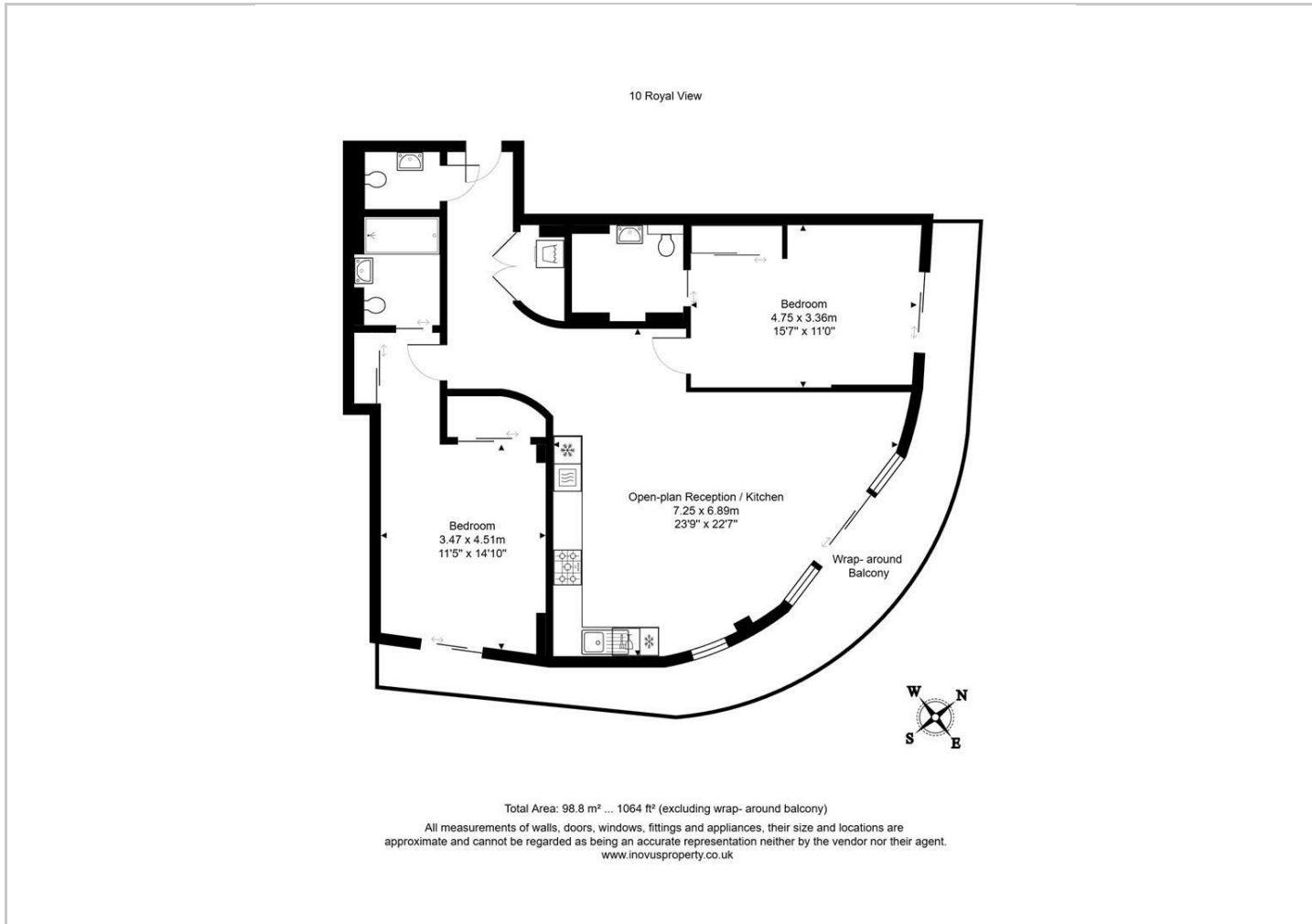


Directions





## Floor Plans



## Viewing

Please contact our Bath Office on 01225 904999

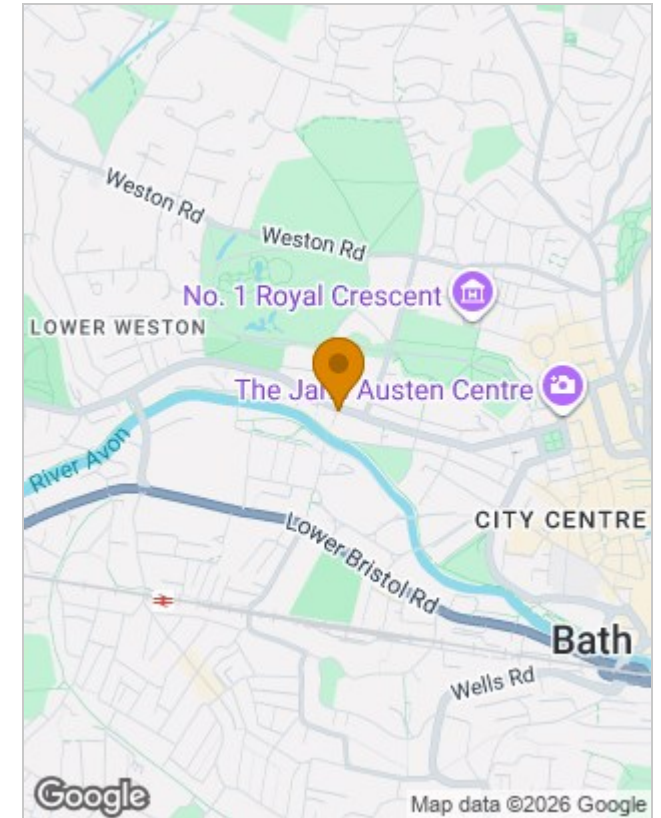
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

4 Queen Street, Bath, BA1 1HE

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## Location Map



## Energy Performance Graph

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