



**G R E G O R Y S**  
— E S T A T E A G E N T S —

Flat 4, 12 Rivers Street  
Bath, BA1 2PZ

**£395,000**



Situated to the edge of Bath city centre, this recently refurbished apartment is positioned only a stones throw away from iconic landmarks such as The Royal Crescent & The Circus. The second floor apartment welcomes with entrance hall leading to a bright open plan lounge/kitchen, complete with premium fitted kitchen offering a full selection of integrated appliances & quartz work surfaces. This pristine apartment also offers two double bedrooms, and a modern three piece bathroom with walk in shower & premium tiles. A fine apartment found within a classic Grade II listed Georgian townhouse, this apartment is sure to impress. An early viewing come highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Doors to rooms, consumer unit, touch screen entry system, spotlighting.

### LOUNGE/KITCHEN 17' 0" x 15' 1" (5.19m x 4.61m)

Sash windows to front aspect with views towards the city centre, designer vertical electric radiator, two fitted storage cupboards, feature coving & ceiling rose. Contemporary fitted kitchen with contrasting wall & base units with quartz work surface over, breakfast bar & matching upstands. 'Bosch' integrated appliances to include electric oven, four ring induction hob with extractor over, undercounter fridge with box freezer, slimline dishwasher & combi washer/dryer. Undermount sink basin with mixer tap, touch screen thermostat.

### BEDROOM ONE 10' 8" x 15' 1" (3.26m x 4.60m)

Sash window to front aspect, electric radiator, feature fireplace with surround, spotlighting, fire door to communal stairwell, touch screen thermostat, feature coving.

### BEDROOM TWO 8' 1" x 12' 5" (2.47m x 3.78m)

Sash window to rear aspect, electric radiator, spotlighting, feature coving, fitted cupboard.

### BATHROOM

A contemporary three piece suite comprising close cistern WC, wash hand basin with mixer tap & walk in shower enclosure with glass screen & electric power shower. Spotlighting, extractor fan, heated towel radiator, shaving port, feature mirror, tiled flooring & splash back areas.

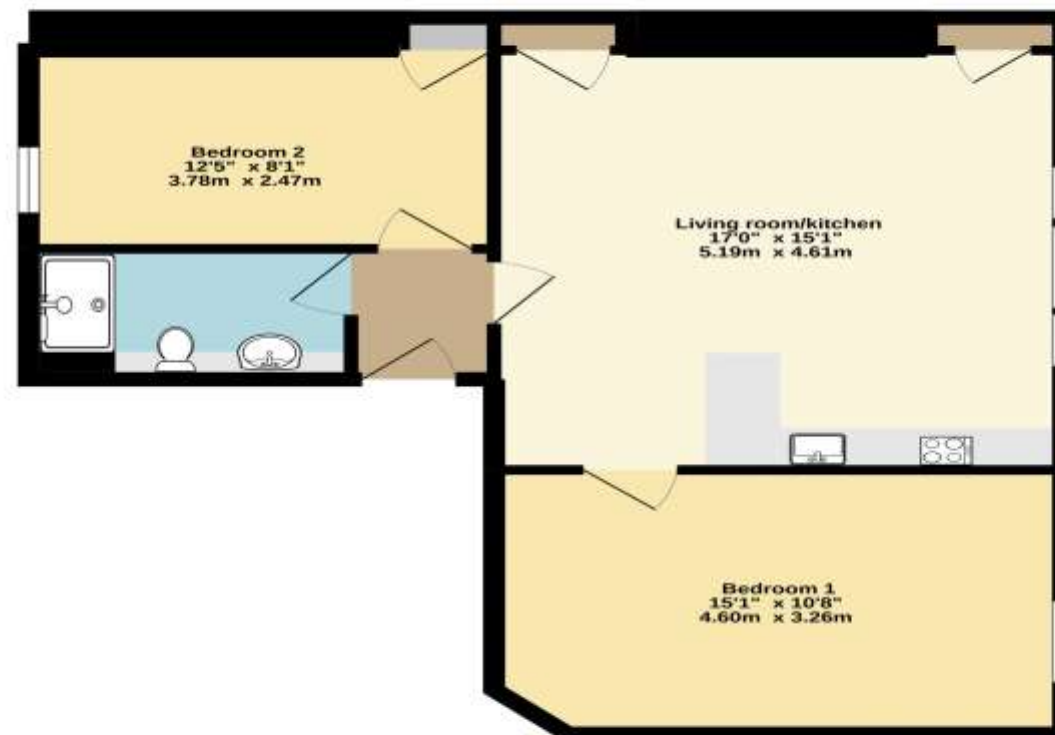
### COMMUNAL STAIRWAY

Video entry system, stairs leading to apartments.





Second Floor  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan enclosed here, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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