



66 LEOPOLD HOUSE
Percy Terrace, Bath

Carter Jonas

66 LEOPOLD HOUSE, PERCY TERRACE, BATH, SOMERSET, BA2 3GE

A LIGHT AND BRIGHT FIRST FLOOR TWO BEDROOM TWO BATHROOM MODERN APARTMENT WITH WRAP AROUND BALCONY, PARKING AND LIFT ACCESS AT BATH RIVERSIDE OVERLOOKING GREEN SPACE AND THE RIVER.

Reception hall • Open plan living space with kitchen/dining sitting area • Balcony on both sides • Principal bedroom with en suite bathroom • Second double bedroom • Family bathroom • Lift access • Underground parking

DESCRIPTION

A light, bright two double bedroom apartment situated on the first floor with an open plan fitted kitchen with integrated appliances such as a dishwasher, oven, hob and fridge/freezer. The living/dining room has access to the balcony on both sides, with views over the communal gardens and river Avon.

The main bedroom benefits from a fitted wardrobe and an en suite bathroom. There is a second bedroom - currently in use as a home office, separate bathroom and a storage cupboard in the hallway with plumbing for a washing machine.

The apartment benefits from lift access to all floors, including the gated underground parking. A fantastic downsizing option or would also suit investors or first time buyers.

SITUATION

Set on the banks of the River Avon, Bath Riverside enjoys a level walk or cycle along a car-free towpath into the heart of the City – direct to the train station and bus terminal. It forms part of the Kennet and Avon Cycle route leading directly to Bristol.



Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/ Paddington and Bristol.

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.

ADDITIONAL INFORMATION

Tenure: Leashold (999 years from 1 May 2011)

Ground Rent: £250 per annum.

Service Charge: Approximately £1,900 per annum.

Services: Mains electricity, water and drainage.

Council Tax: Band C

Local Authority: Bath and North East Somerset Council.

EPC: Band C

Viewing: Strictly by appointment with Carter Jonas.



Leopold House, Percy Terrace, Bath, BA2

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1225728



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