

Apartment 4
Royston House
Bath
BA2 4AH





A collection of thirteen luxury apartments located in the centre of Bath.

Situation

Royston House is a corner building comprising thirteen apartments, situated close to the famous Parade Gardens (3 mins walk) and Bath Sport and Leisure centre (1 min walk), located on Duke Street, a quiet residential road near the railway station and offering river views.

Bath's historic city centre is only a short walk away (7 mins), and Bath Spa railway station (4 mins walk) provides a main line link with London Paddington, as well as Wales and the southwest.

The Development

A Grade I listed building in a prime location in Bath City Centre. Arranged over lower ground, ground and 3 upper floors, this elegant building is serviced by a lift and offers light, spacious and high-quality finishes throughout.

Property information

EPC: E

Tenure: Leasehold – 999 years

Council Tax Band: C

Guide Price: £375,000





Specification

Kitchens

Locally made shaker kitchens with quartz stone work tops. Fully integrated appliances by Bosch and CDA, including electric oven, induction hob, overhead extractor, fridge freezer, dishwasher. Blanco stainless steel sink with mixer tap.

Bathrooms

Quality white sanitaryware, including steel baths, walk-in showers and wall hung WCs with concealed cisterns. Chrome Crosswater brass-wear painted wooden vanity units with underslung wash hand basin. Porcelain floor tiles and ceramic wall tiles. Electric heated towel rails, fitted mirrors above the vanity unit and baths.

Heating and Electrical

Independent Electric boilers in each apartment that service the radiators and provide hot water. Combination of pendent lighting and low voltage lighting.

USB sockets in key locations.

Independent electric boilers to each apartment.

Entry phone system.

Finishes and Flooring

Original Georgian features retained in most apartments, including period cornicing and skirting. fire places, paneling, sash windows etc.

Luxury vinyl herringbone flooring to living areas and kitchens with carpet to bedrooms.

Painted in light, neutral colours throughout.

Quality chrome and nickel ironmongery in period style.

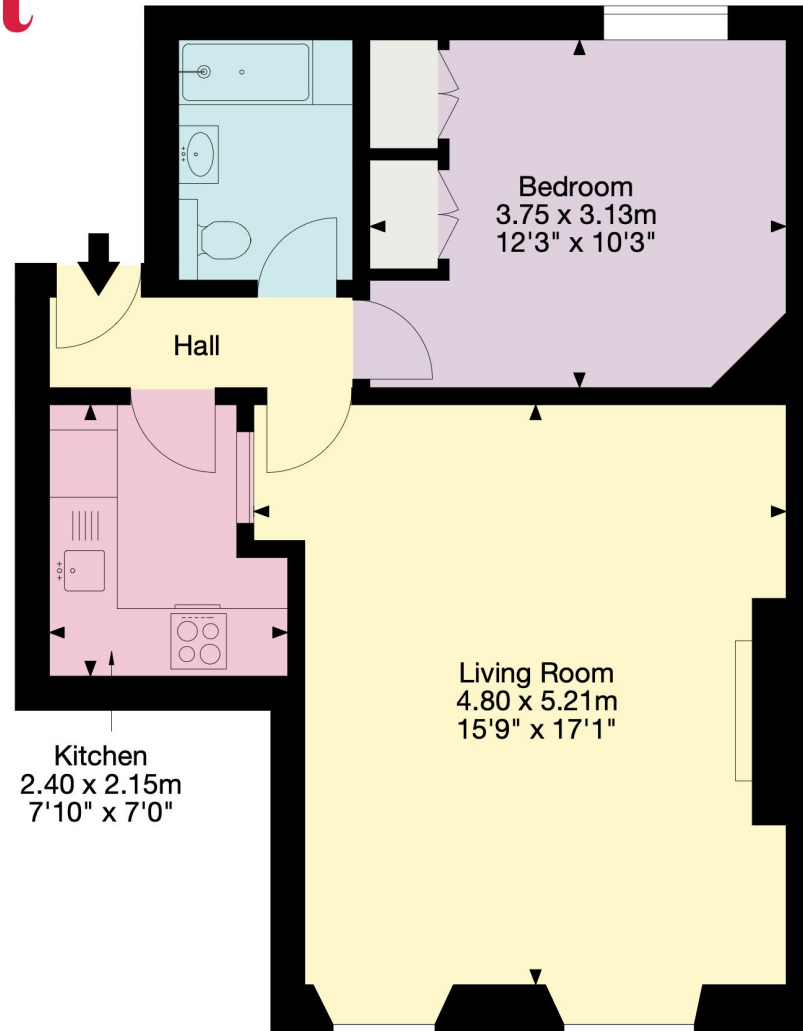


Computer Generated Images are of multiple different apartments at The Forge and are used for indicative purposes only to show the finish and style of the development.

Flat 4, Royston House

Bath, Somerset

Gross Internal Area (Approx.)
48 sq m / 516 sq ft



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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