



**27 ROYAL VIEW**  
Bath

Carter Jonas

## **27 ROYAL VIEW, VICTORIA BRIDGE ROAD, BATH, SOMERSET, BA2 3GG**

**A WONDERFUL TWO BEDROOM APARTMENT WITH A WRAP AROUND BALCONY IN THIS PRESTIGIOUS CENTRAL RIVERSIDE DEVELOPMENT WITH ALLOCATED SECURE UNDERGROUND PARKING.**

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

### **DESCRIPTION**

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.

### **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 which will also take you out 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:** Leasehold (999 years from 1 May 2011)

**Services:** Mains electricity, water and drainage

**Service Charge:** £2,293 per annum

**Estate Charge:** £589 per annum

**Parking Space:** £300 per annum

**Ground Rent:** £350 per annum

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band E

**EPC:** Band B

**Viewing:** Strictly by appointment with Carter Jonas

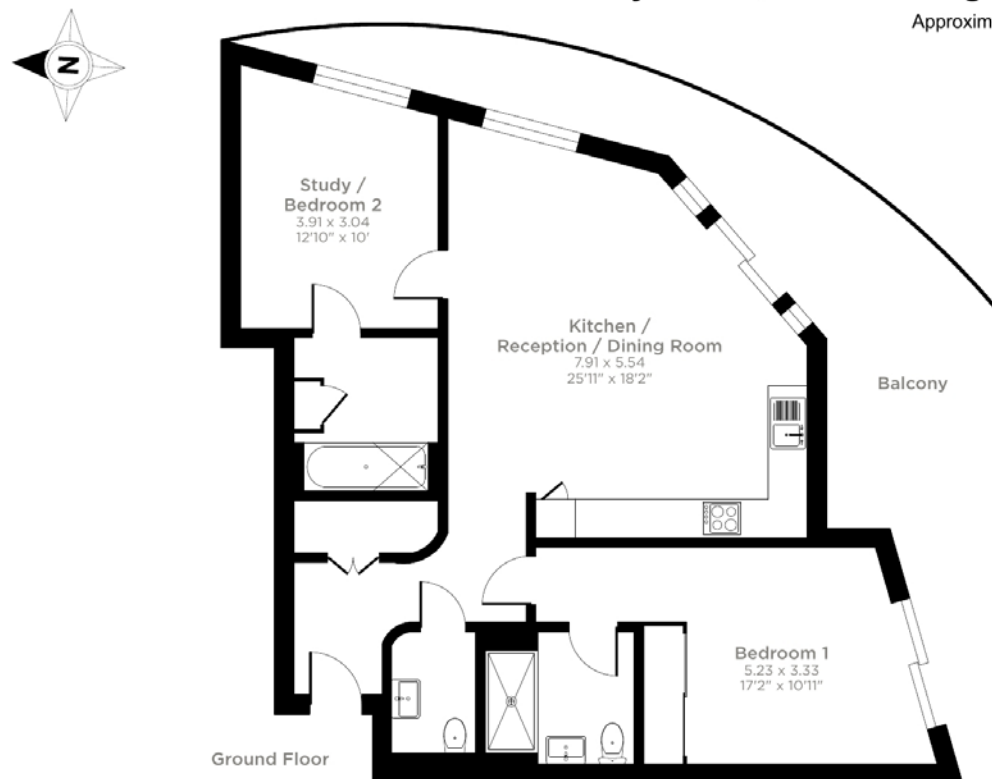




## Royal View, Victoria Bridge Road, Bath, BA2

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Carter Jonas. REF: 1484059



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.