



**86 LEOPOLD HOUSE**  
Bath

**Carter Jonas**

## 86 LEOPOLD HOUSE, PERCY TERRACE, BATH, SOMERSET, BA2 3GE

**A MAGNIFICENT PENTHOUSE APARTMENT WITHIN THIS CENTRAL RIVERSIDE DEVELOPMENT WITH A LARGE ROOF TERRACE, BALCONIES AND PARKING.**

Reception hall • Open plan living space with kitchen/dining/sitting area • Roof terrace • Cloakroom • Master bedroom with en suite bathroom and walk in wardrobe/dressing room • Second double bedroom with en suite bathroom • Balcony to bedrooms • Lift access • Parking

### DESCRIPTION

This breath-taking penthouse apartment across the top floor of this central modern riverside building has elevated views and the benefit of lift access and parking.

The reception hall opens into the main living space with floor to ceiling windows with a westerly aspect, forming a fitted kitchen at one end with dining area, flowing through to the sitting area, allowing excellent entertaining space and opening onto a large roof terrace.

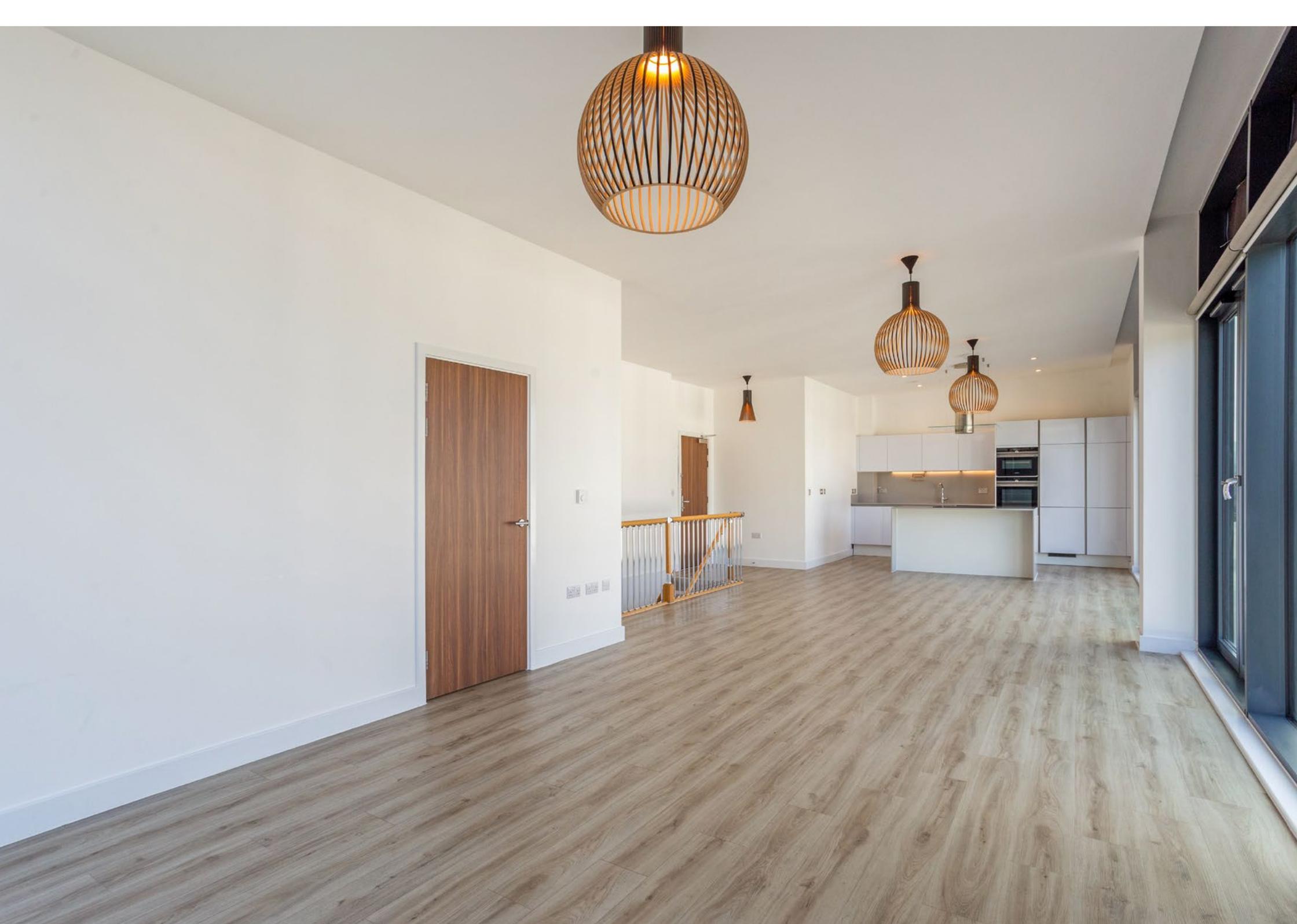
The main bedroom benefits from a walk-in wardrobe and dressing area and an en suite bathroom of the highest standards with double sink unit and a large bath and a walk in double shower.

The hall leads off to the further double bedroom with ensuite bathroom and built in wardrobes. Both bedrooms have access to the full width balcony.

### 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 leads 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)

**Service Charge:** Approximately £2,974 per annum.

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

**Council Tax:** Band F

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

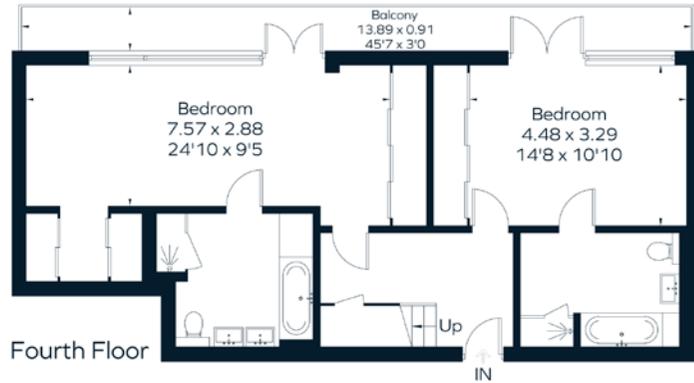
**EPC:** Band C

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





Approximate Area = 149.3 sq m / 1607 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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