

EST 1879

# CRISP COWLEY



## 1 The Empire Grand Parade Bath BA2 4DF

**A spacious first floor two-bedroom apartment situated in Bath's most iconic Grade II listed landmark building, enjoying a superb open aspect over the residents' private garden**

| Entrance hall | Sitting room | Kitchen | Master bedroom with en suite bathroom | Second bedroom | Shower room |

## Situation

The Empire is exceptionally well placed for all the delights of Georgian Bath. The immediate surroundings include the Abbey, River Avon, Pulteney Bridge and Weir, the Recreation Ground and Parade Gardens. Waitrose and all the other central shopping areas, such as Milsom Street and Southgate, are close by. Bath Spa railway station is a 5-minute level walk and provides trains to London Paddington (approximately 90 minutes) and Bristol Temple Meads (approximately 15 minutes).

## Description

Built in 1901 as the foremost luxury hotel in Bath and subsequently commissioned and occupied by the Admiralty in 1939 until 1989. The Empire was restored to its original splendour by Pegasus, the retirement specialist. The result is a range of luxuriously appointed apartments set within one of Bath's most prominent Listed buildings.

Residents at The Empire have access to excellent additional facilities which include a drawing room, dining room, a delightful private garden, cinema, snooker room, additional laundry facilities and fitness room. There are also three guest suites which can be rented for a nominal fee.

This two-bedroom apartment is situated on the first floor of this elegant building. The apartment is light and spacious, with very good proportions throughout.

On entering the apartment, you are welcomed into an airy entrance hall with a storage cupboard for coats, as well as a separate, very useful airing cupboard. The sitting room is spacious with good ceiling height and enjoys a south westerly view over the communal garden.

The galley style fitted kitchen has plenty of cupboard space with integrated appliances, to include a Bosch electric oven and Neff microwave oven above, Indesit electric hob, Neff fridge-freezer, Indesit dishwasher and Neff washing machine. The sink is located at the very end of the kitchen, perfectly placed to enjoy an outlook over the communal garden.

The master bedroom and en suite bathroom has been thoughtfully designed, with a door which can be closed, to shut it off from the rest of the accommodation.

The bedroom is good sized with a useful built-in wardrobe. There is a second bedroom and separate shower room.

## General Information

Bath & North East Somerset Council. Council Tax Band G.

Metered gas fired central heating from a communal system.

Two lifts. On-site Estate Manager.

The tenure is leasehold for the residue of a 125 year term from 1 January 1995.

Current service charge £3,453.74 per quarter. Current Ground Rent - £318.92 per quarter.

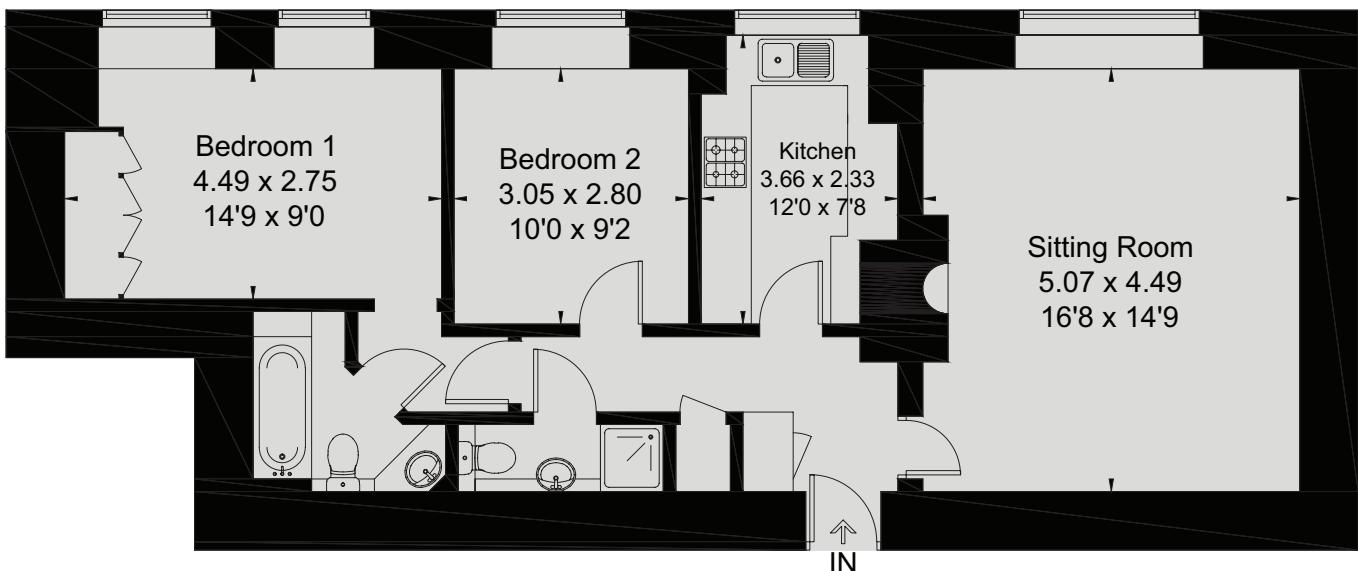
Owners of flats within The Empire have now secured the right to manage which will include controlling future service charges.

There is an Empire Owners Association (EOA) voluntary membership, the cost of which is £35 per occupant per annum.

Occupants/purchasers must be a minimum of 50 years of age. In the case of a couple, only one need meet the age restriction. No pets allowed.



Approximate Floor Area = 71 sq m / 759 sq ft



## First Floor