

EST ● 1879

CRISP COWLEY



39 The Empire Grand Parade Bath BA2 4DF

A spacious one-bedroom apartment in Bath's most iconic Grade II listed landmark building, enjoying fabulous views over the city and Parade Gardens

| Entrance hall | Sitting room | Kitchen | Double bedroom | Bathroom |

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 in 1996. 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 one-bedroom apartment is situated on the fifth floor of this elegant building, with easy access by either of the two available lifts.

On entering the apartment, you are welcomed into an entrance hall with a storage cupboard, as well as a very useful airing cupboard. The sitting room has good proportions, with lots of light and enjoys a south easterly view over Parade Gardens. Adjoining the sitting room is a fully fitted kitchen, with wall and base cupboards, as well as integrated appliances to include a Bosch fridge-freezer, Neff electric hob, Neff electric oven and microwave above, Neff dishwasher and Neff washing machine. The double bedroom is good sized with a useful built-in wardrobe. Next to the bedroom is the bathroom.

General Information

No onward chain.

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

EPC rating B.

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 £3228.08 per quarter. Current Ground Rent - £209.50 per quarter.

There is an ongoing vaults project, where additional quarterly payments of £1,055.31 are being made - this is expected to be fully funded by Quarter 2 2025.

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 = 53.7 sq m / 578 sq ft



Fifth Floor

IN

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