

EST 1879

# CRISP COWLEY



8 The Empire Grand Parade Bath  
BA2 4DF

**A contemporary styled first floor 1-2 bedroom apartment situated in Bath's most iconic Grade II listed landmark building, enjoying a private spacious balcony terrace overlooking the communal garden.**

| Entrance hall | Living room | Kitchen | Bedroom 1 with ensuite bathroom | Study / Bedroom 2 | Shower room | Private balcony | Parking space |

## Situation

The Empire is exceptionally well placed in the heart of Georgian Bath and from the apartment balcony one of the finest views in Bath is seen. The immediate surroundings include the Abbey, River Avon, Pulteney Bridge and Weir, Bath's rolling green and wooded hills and the Parade gardens. Waitrose, every type of restaurant and the central shopping areas 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, extensive library, a delightful private garden, cinema, snooker room, additional laundry facilities and fitness room (including table tennis). There are also three guest suites which can be rented for a nominal fee.

This 1-2 bedroom apartment is situated on the first floor of this elegant building. The apartment is quietly positioned at the end of the corridor and on the back of the building, enjoying a peaceful private balcony terrace with views over the communal garden.

On entering the apartment, you are welcomed into a spacious entrance hall with two storage cupboards, as well as an airing cupboard housing the Megaflow pressurised hot water cylinder.

The living room has good proportions. lots of light and an electric fire. There is a door leading out on to a private balcony terrace which runs the length of the apartment.

The kitchen has Poggenpohl wall and base units with integrated appliances, to include a Miele double oven, Miele electric hob and extractor, Miele fridge-freezer, Miele dishwasher and Siemens washer dryer.

The master bedroom has a window seat overlooking the private balcony. The ensuite bathroom has been modernised with a newly fitted bathroom suite.

The adjoining room to the living room has the option of being a study/office/library, or a second single bedroom. Again, with a window seat overlooking the balcony.

There is an additional shower room situated off the hallway. It is very useful to have two bathrooms within the apartment, one with shower and one with bath.

## General Information

No onward chain.

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

Metered gas fired central heating from a communal system.

Underfloor heating in the kitchen and bathrooms.

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.

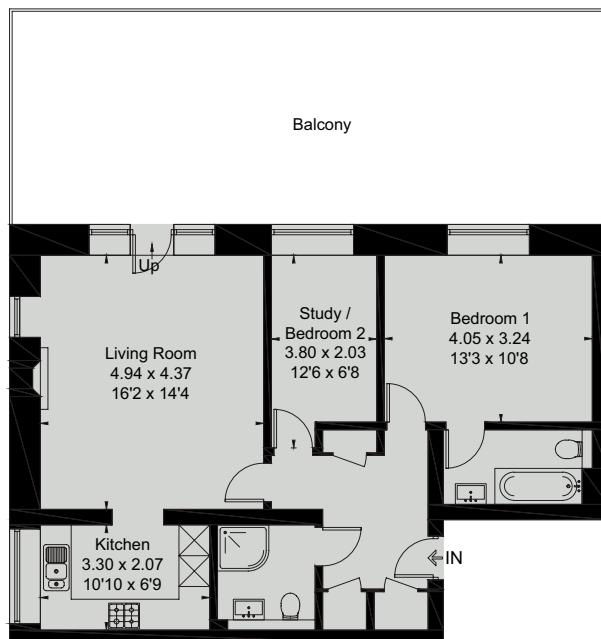
Owners of flats within The Empire have now secured the right to manage which will include controlling future service charges.

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 needs to meet the age restriction. No pets allowed.

Please note - the parking space allocated to the apartment is located on ground level at the side of the building. There is no registered lease for the parking space, as BANES Council own the land where the parking spaces are located, but ownership has never been questioned.

Approximate Floor Area = 71.5 sq m / 770 sq ft



First Floor