



24 The Empire Grand Parade Bath BA2 4DF

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A superb 3 bedroomed lateral apartment located on the third floor of this iconic Grade II listed building, spanning 1,763 sq. ft. with generous well-balanced reception space and enjoying wonderful views towards both Bath Abbey and River Avon

| Entrance hall | Drawing room | Spacious dining room | Kitchen | Utility room | Master bedroom with en suite shower room | 2 further double bedrooms | Shower room | Underground parking space |

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

Entering the apartment via the front door, you are welcomed into the hallway with a useful coats cupboard to your left. The hall then continues through to a large space, allowing the principal rooms to be attractively set off.

To the right-hand side of the hall there are three bedrooms and a cloakroom which also doubles as a shower room. Bedroom 3 has built-in cupboards and bookshelves and could provide an excellent space for either a dressing room or a study. Bedroom 2 also has built-in cupboards and views across the rooftops of Bath and up to Lansdown. The master bedroom is of a particularly good scale, being roughly 15 ft. square. The room is really enhanced by its double aspect which gives plenty of light and further views. There is a double bank of wardrobes providing ample storage and an en suite shower room.

Also off the hall, adjacent to the master bedroom, is a well-equipped utility room with a sink unit and Bosch washing machine plumbed in. A cupboard houses the pressurised water cylinder and there is further cupboard storage.

Back to the main hall you find the living space of the apartment which is elegantly laid out. The kitchen is of a very good size, sufficient to have a table and chairs at one end, where there is a very good view of the Abbey clock. Two rows of units provide plenty of storage and appliances include a Neff oven and Bosch microwave oven, integrated fridge and freezer, mini Zanussi dishwasher and four-ring ceramic hob.

The two principal reception rooms really are superb and positioned at the far side of the apartment. The drawing room has a fantastic aspect over the Parade Gardens, towards Widcombe and the south, and access to a balcony provides a delightful spot to sit and make





the most of the views. A central fireplace with electric fire creates a fine focal point. The second reception room, again enjoying extensive views to the south, combines both a dining room and further library space, ideal for anyone with a large collection of books.

Externally

In addition, the apartment benefits from a secure underground parking space with direct lift access to the apartment floors.

General Information

The Empire also provides excellent additional facilities which include an elegant drawing room, dining room (where regular Sunday lunches are available), cinema, snooker room, additional laundry facilities and fitness room. Also, there are three guest suites which can be rented for a nominal fee. Externally, there is a delightful award-winning private garden available to all occupants to enjoy.

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

Mains services connected. Central heating provided from communal gas boilers.

The tenure is leasehold for the residue of a 125 year term from 1 January 1995 (96 years remaining).

Current annual service charge - £12,306.12 per annum. Current Ground Rent - £838 per annum, payable quarterly in advance.

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.

There is an Empire Owners Association (EOA) which all occupants are welcome to join for a nominal annual fee.

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



Approximate Floor Area = 163.8 sq m / 1763 sq ft



Third Floor



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