



Caxton Court, Grove Street, Bath BA2 6PN

For Sale - £339,500



Surprisingly quietly situated two bedroom apartment on the top floor of this award-winning conversion of an old brewery with a passenger lift to all floors. Prime city centre location - off Pulteney Bridge - a few minutes walk to Waitrose. Caxton Court looks quite ordinary from the outside, but then the central open atrium and walkways will amaze you. Viewing is highly recommended.



Bathroom with shower over the bath

Features

Gas central heating | Spacious Kitchen with space for dining table | Both bedrooms with fitted wardrobes | Communal bin and recycling room

Video tour

<https://youtu.be/f9vvGOpY6As>

Tenure

Leasehold. 999 years from 25 March 1980

Service Charge

Annually, in two instalments. £1,021 October 2022 and £1,197 in April 2023

Council Tax

Band D: £1,908.95 - 2022/23



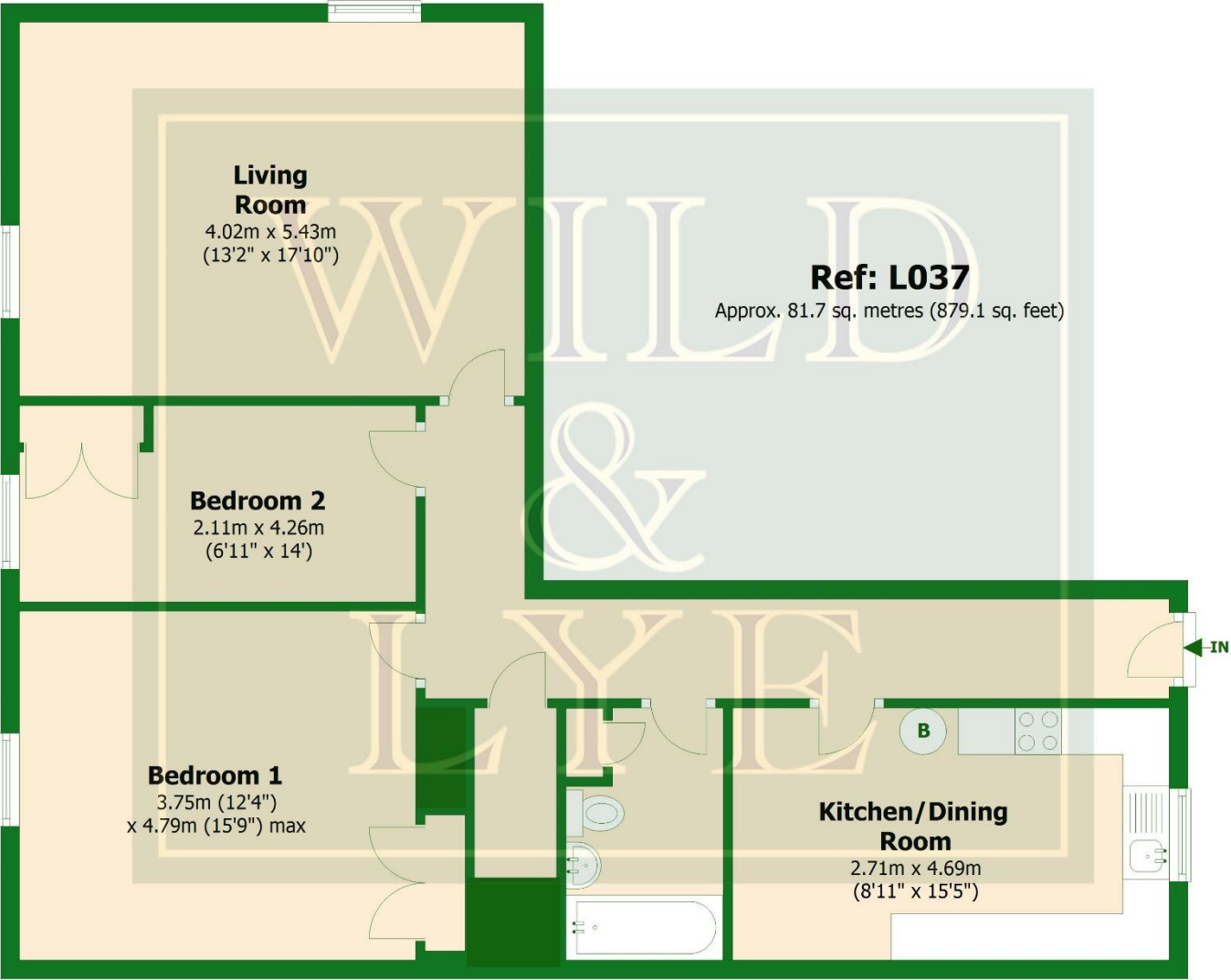
Arrange a viewing

01225 443322

www.wildandlye.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		





Living Room



Bedroom One



Bedroom Two



Front exterior

Plan your move with Wild & Lye...



Choose a Bath estate agency that advertises
on the best property websites and offers
free furniture removal to its sellers.

01225 443322

wildandlye.com