



For Sale £375,000



Grosvenor Place, Bath BA1 6AX

An exceptional apartment in this grand Georgian Townhouse

2 Beds | Gas CH | Bathroom and Shower Room | Very tastefully presented

Phone: 01225 443322 | **Email:** property@wildandlye.com





Shower Room conveniently next to the second Bedroom

What we like

This is an unusually large apartment and well proportioned. Two good size bedrooms and the great benefit of having a bathroom and shower room – ideal for shared living or when guests are staying. Being on the top floor means that there is nobody above to make a noise and there is also a panoramic view to the rear.

Location

Grosvenor Place is a sweeping Georgian terrace of houses just over a mile from the centre of Bath. It is opposite Larkhall village which offers a good range of independent shops, trendy eateries, The Rondo Theatre and St Saviour's Church.

Service Charge

Approximately £1,200 per year

Tenure

Each apartment has a 1/5th share of the building Freehold and the apartment owners grant themselves leases in perpetuity (starting with a term of 999 years)

Council Tax

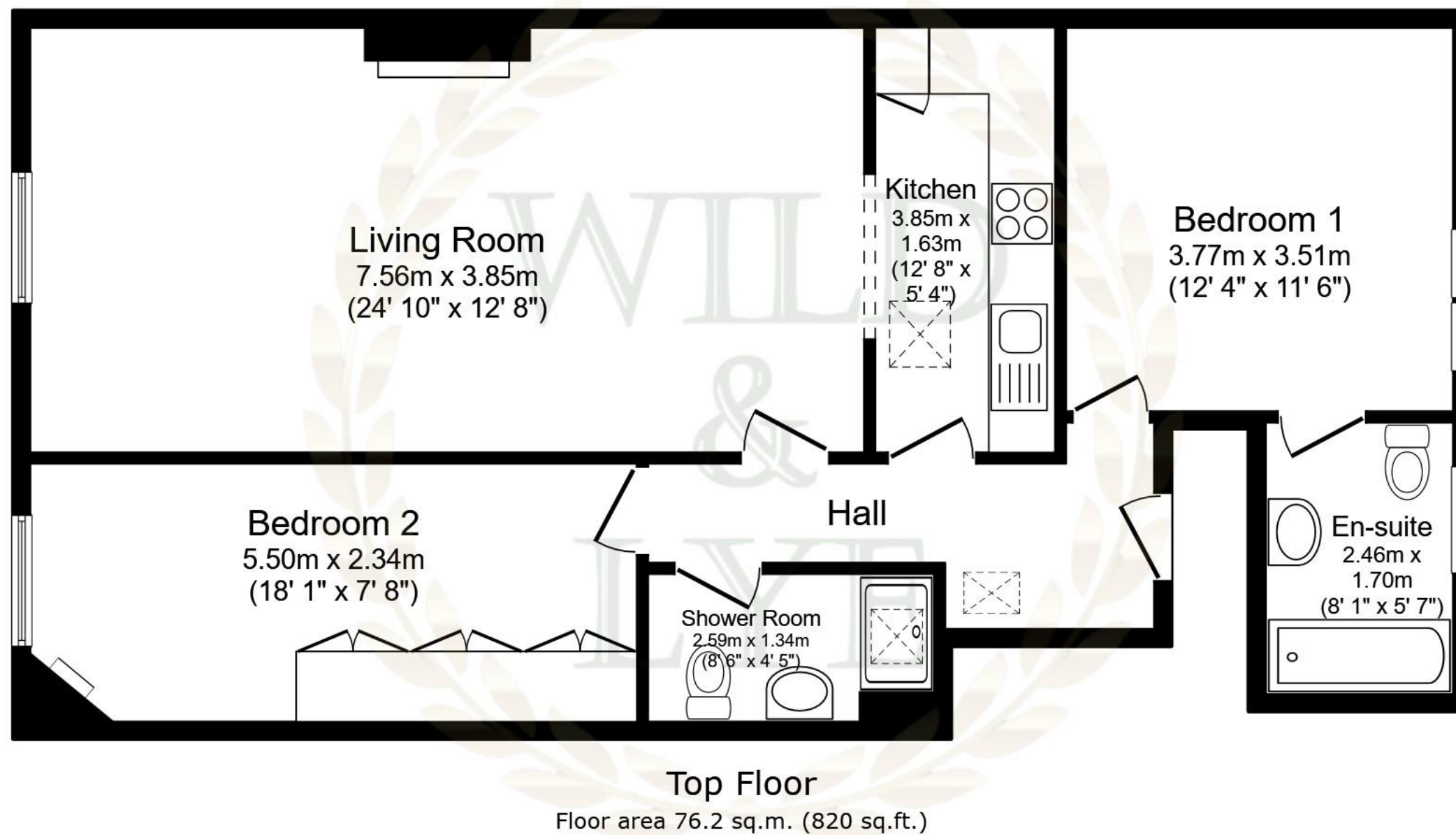
Band C

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.



Total floor area: 76.2 sq.m. (820 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Bedroom 1



En-suite Bathroom



Bedroom 2



Rear view

FREE
FURNITURE
REMOVAL



When you
sell your
home with



01225 443322
wildandlye.com