



THE APARTMENT COMPANY®
20TH ANNIVERSARY

1 Bedrooms

Apartment

Located in Bath

No Onward Chain
£225,000



sales@theapartmentcompany.co.uk

www.theapartmentcompany.co.uk

01225 471 144



Grand Parade

Bath BA2 4DF



Welcome to The Empire, an exclusive haven for those aged 50 and above, seamlessly blending timeless elegance with modern luxury in the heart of Bath's renowned UNESCO World Heritage city. Originally Bath's premier luxury hotel in 1901, The Empire has been meticulously restored to its former glory, transforming into a well-managed apartment building that offers an exceptional living experience.

This charming one-bedroom apartment, located on the prime fifth floor, offers a delightful blend of natural light and magnificent views of Georgian Bath and the picturesque hills. Access is effortless, thanks to two lifts and a grand staircase that beckons you to your elegant abode.

Step into a reception room adorned with a central fireplace and dining area, seamlessly flowing into an adjoining galley kitchen with integrated appliances. The spacious bedroom exudes charm, and a well-appointed bathroom completes the accommodation. Impeccably maintained and kept in excellent condition, this residence is complemented by an in-house service team available Monday to Friday and a weekly hairdresser service, ensuring a splendid home in the heart of the City Centre.

As a resident, you'll have the privilege of enjoying exceptional communal spaces within The Empire. Grand dining and living rooms, a billiard room, and more await your exploration. The building's history adds a unique charm to your living experience, providing a sense of heritage and character.

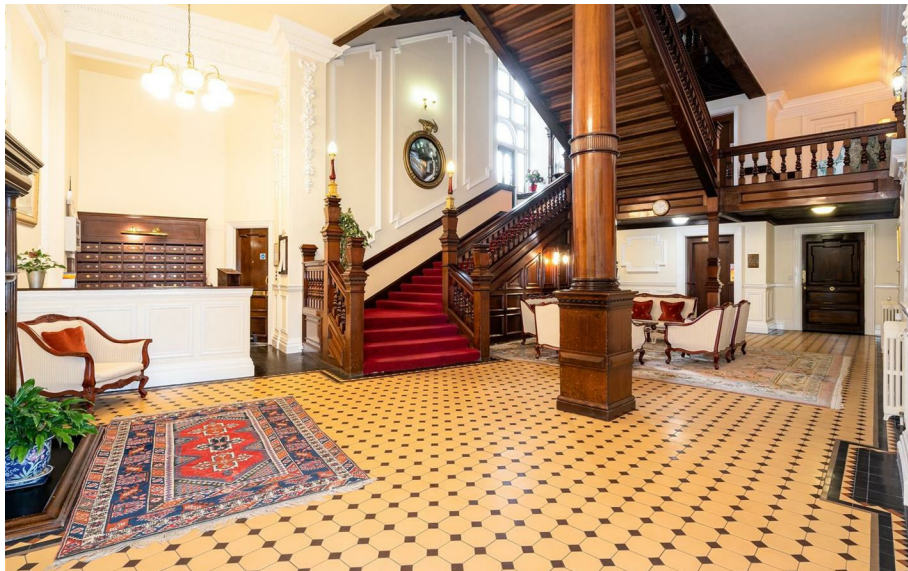
Beyond your private quarters, discover the award-winning rooftop garden, a serene oasis featuring raised flower beds, charming pergolas, and inviting tables and chairs. Gardening enthusiasts will find this space particularly welcoming, providing a tranquil place to unwind and connect with nature.

Grand Parade

No Onward Chain £225,000

- Exclusive property for over 50s
- Award Winning Communal gardens
- Lift access
- Concierge

- One Bedroom Apartment
- Fitness suite, cinema room, billiard room
- City Centre location
- Beautiful views from apartment

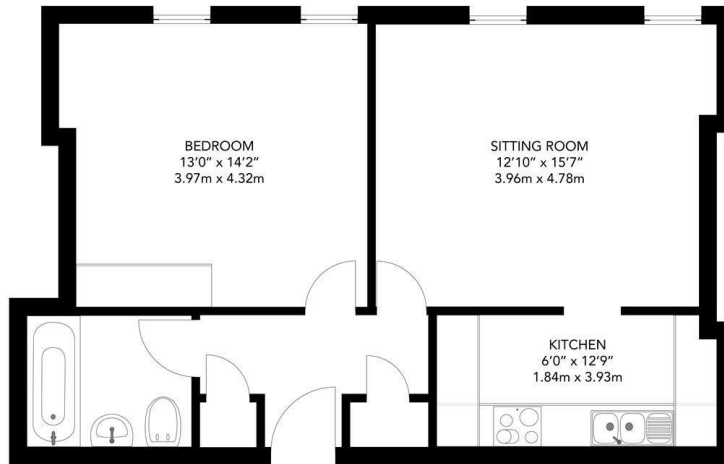


The Empire, Grand Parade, Bath, BA2 4DF
 Total Area: 556 sq.ft. (51.7 sq.m.)

FOURTH FLOOR



THE APARTMENT COMPANY®
 The Apartment Specialists



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2023

Council Tax Band: G

Local Authority: Banes

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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