



THE APARTMENT COMPANY®  
20TH ANNIVERSARY

2 Bedrooms

Apartment

Located in Bath

£400,000



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01225 471 144





# Grove Street

## Bath BA2 6PE



Welcome to Northanger Court, a charming apartment located on Grove Street in the historic city of Bath. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there's plenty of space for a small family or guests to stay over. The apartment features a well-maintained bathroom, offering convenience and comfort.

Built between 1990-1999, this property combines modern amenities with a touch of character. Spanning 701 sq ft, there is ample room to make this apartment your own. Whether you're looking for a cozy home or a savvy investment opportunity, Northanger Court offers the best of both worlds.

Situated in the heart of Bath, residents can enjoy the vibrant city life, with an array of shops, restaurants, and cultural attractions right on your doorstep. Don't miss out on the chance to own a piece of this historic city - Northanger Court is waiting to welcome you home.

Tenure Leasehold with Share of Freehold 999 with 960 years remaining  
Ground Rent £50 per annum  
Service Charge £3571 per annum  
Council BANES Band E



# Grove Street

£400,000

- Offered with no Chain
  - Allocated Garage style Parking
  - Riverside Views
  - Convenient Quiet City Centre Location
  - Landscaped Communal gardens
- Two Bedroom Apartment
  - Lift access to all floors
  - Short Level walk to city centre
  - Immaculately presented throughout
  - Energy Efficient EPC Rating B

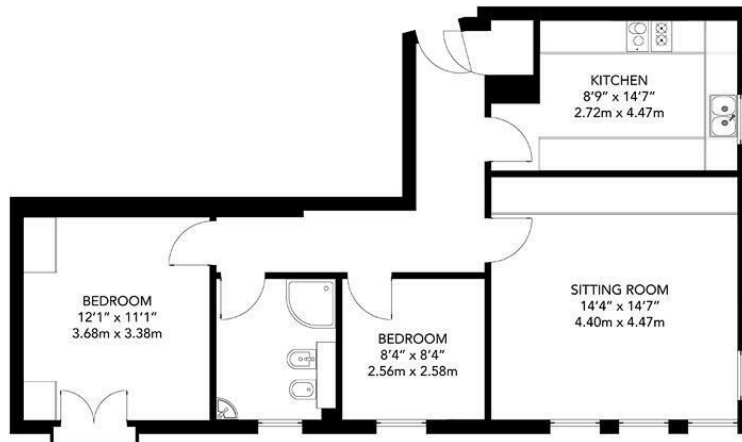


Northanger Court, Grove Street, Bath, BA2 6PE  
 Total Area: 701 sq.ft. (65.1 sq.m.)

FIRST 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 2024

**Council Tax Band: E**

**Local Authority: BANES**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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