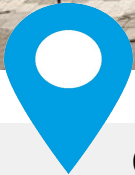




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Grand Parade, Bath

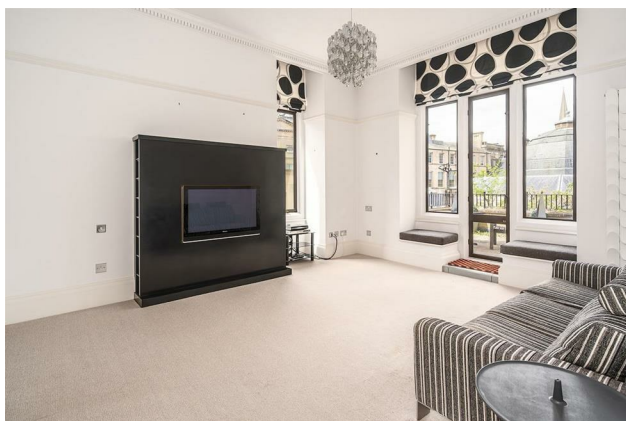
- The Prestigious Empire
- Spacious 2 bedroom apartment
 - Nicely Fitted Kitchen
 - Bathroom & En-Suite
 - Allocated Parking
- Tasteful Decor throughout
 - Living/Dining Room
- Private Spacious Balcony terrace
 - Residents Facilities
 - Highly Recommended





THE APARTMENT COMPANY®
20TH ANNIVERSARY

Asking Price £450,000





THE APARTMENT COMPANY®

20TH ANNIVERSARY

Guide Price £450,000

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.

Offered with no onward chain, this two bedroom apartment is the only property with private outside space. It is located on a corner aspect and offers a delightful blend of natural light with its own private balcony area overlooking the gorgeous communal gardens. Access is effortless, thanks to two lifts and a grand staircase that beckons you to your elegant abode.

Step into a reception room featuring French doors and access to your private balcony, seamlessly flowing into an adjoining kitchen with integrated appliances. The spacious bedroom exudes charm, and a well-appointed en-suite bathroom. Further accommodation incorporates a second bedroom and a modern & stylish shower room, 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.

Residents have the opportunity to book one of three guest suites for visiting friends and family at very reasonable rates.

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 communal garden, a serene oasis featuring flower beds, charming pergolas, and inviting tables and chairs.

Finally enjoy the convenience of your own allocated parking space to the front of The Empire.

Tenure Leasehold

Lease Term 125 years from 1995

Service Charge £12304 per annum

Ground rent £838 per annum

Council Tax Band G



THE APARTMENT COMPANY®
20TH ANNIVERSARY



HALLWAY
SITTING/DINING ROOM
17'9" x 15'6"



Patio doors to private balcony
Ornate Radiators
Sockets & TV point

KITCHEN
8'3" x 13'3"



Range of wall & base units
Integrated Miele Double Oven, integrated dish washer and washing machine
Miele Hob and extractor hood

MASTER BEDROOM
12'3" x 13'3"



Window overlooking balcony
Window seat
Sockets and TV point
Fitted wardrobes

EN SUITE



White suite comprising Bath, sink and WC.
Tiled walls



THE APARTMENT COMPANY®
20TH ANNIVERSARY

Grand Parade, Bath

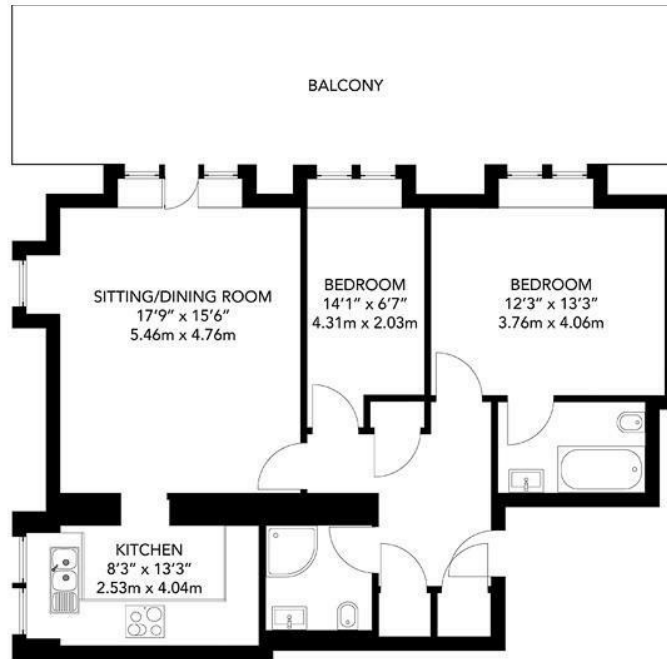
The Empire, Grand Parade, Bath, BA2 4DF
Total Area: 744 sq.ft. (69.1 sq.m.)



THE APARTMENT COMPANY®
The Apartment Specialists

n

FIRST FLOOR



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	