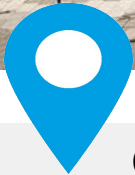


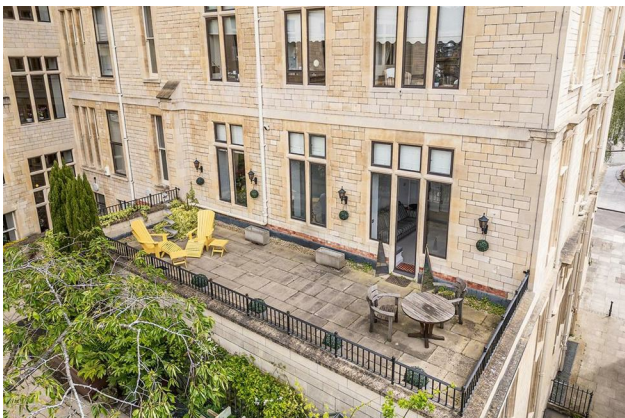


THE APARTMENT COMPANY®
20TH ANNIVERSARY



Grand Parade, Bath

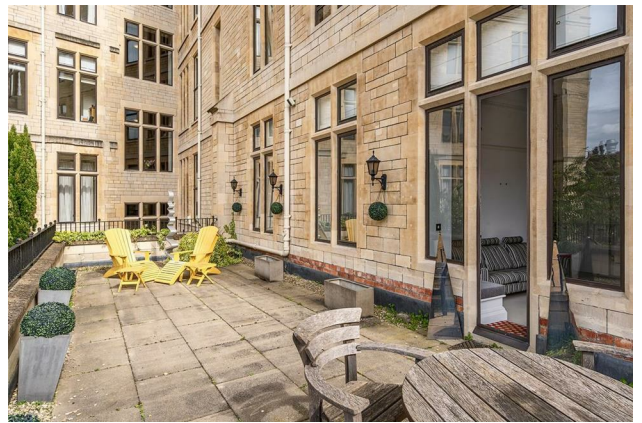
- Private Spacious Balcony terrace
 - Bathroom & En-Suite
- Nicely Fitted Kitchen
 - Over 50's Only
- Spacious 2 bedroom apartment
 - Allocated Parking at the front of The Empire
- Residents Facilities
 - No Onward Chain





THE APARTMENT COMPANY®
20TH ANNIVERSARY

Asking Price £450,000





THE APARTMENT COMPANY®

20TH ANNIVERSARY

Welcome to The Empire, an exclusive haven for those aged 50 and above.

Offered with no onward chain, this two bedroom apartment is the only property with a private balcony terrace the length of the apartment which overlooks the award winning communal gardens. It offers a fully fitted modern kitchen, ensuite bathroom and separate shower room, and its own parking space out the front of this gorgeous building.

NOW OFFERED WITH THE FIRST YEARS SERVICE CHARGE PAID UPFRONT.



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

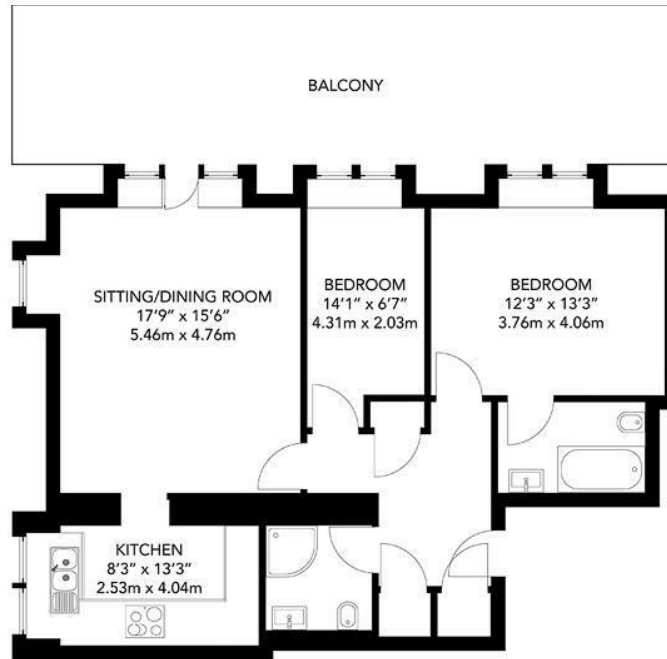
The Empire, Grand Parade, Bath, BA2 4DF
Total Area: 744 sq.ft. (69.1 sq.m.)



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 | |