



# ASPIRE

— TO MOVE —



## Grosvenor Place, Bath, BA1

Video and physical viewings available. A delightful, fully furnished, three bedroom apartment located in a gorgeous converted Georgian House. Available from the 1st November.

Grosvenor Lodge is located to the North East of Bath city centre near to the very popular area of Larkhall. Larkhall is located 1.2 miles to the east of Bath city centre. An abundance of local shops can be found on St Saviours Road including a Deli, Butchers, Farm shop, Dentist, Café, and a Hardware store. There are also three pubs located close by; The Rose and Crown, The Larkhall Inn and the Bladud's Head. Other amenities include Bath Artist Printmakers artist co-operative and The Rondo Theatre. Larkhall Square is at the centre of the shopping area. The local church is St Saviour's Church. Bus stops can be found along St Saviour's Road and also London Road. Kensington Meadows and the Kennet and Avon canal are located just a short walk away.

**£2,500 PCM**



# Grosvenor Place, Bath, BA1

- Video viewing available
- Available 1st November
- Three good sized bedrooms
- Council tax band: E
- Fully furnished
- Parking: On street, non allocated
- Holding deposit: £576
- Garden to front
- Tastefully decorated
- 6-12 month initial tenancy

Video and physical viewings available. A delightful, fully furnished, three bedroom apartment located in a gorgeous converted Georgian House. Available from the 1st November.

Entrance to the property is via a gate and landscaped front garden. Stairs lead up via a beautifully decorated communal hallway. The apartments accommodation is split over two floors. The main floor has a large master bedroom to the front which has secondary glazing and a large wardrobe for storage. To the rear of the property is an open plan kitchen/living/dining room equipped with sofa, armchair, coffee table and tv unit. A dining table and four chairs provide an excellent space for sitting and eating. The kitchen is well equipped and has base and wall units, oven, hob, fridge/freezer and dishwasher. There is a bathroom with seperate shower cubicle and roll top bath as well as a storage cupboard which houses the washing machine.

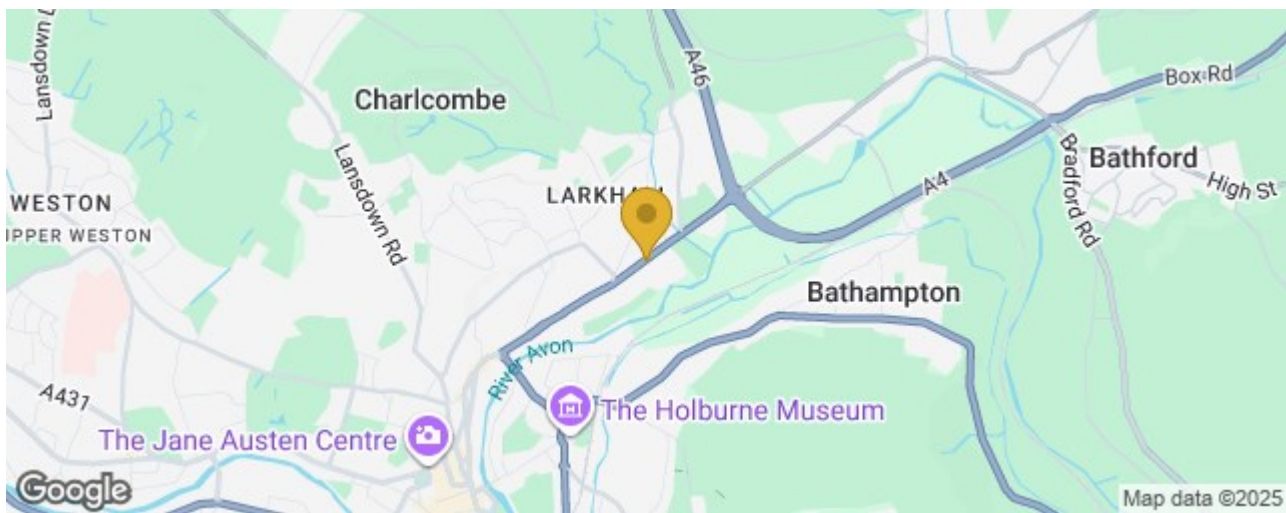
Two seperate staircases lead up to the other two bedrooms. Both are tastefully decorated with one providing a double bed and the other two singles. One of the bedrooms has two storage cupboards and houses the gas boiler.

The property is offered fully furnished with all of the large furniture provided. Please note the landlord will be removing the smaller electrical items.

There is access to the front garden which tenants are welcome to use. Parking is available on street to the rear of the property, non allocated, non permitted.

Available from the 1st November, the property would best suit a couple, family or a maximum of two sharers.

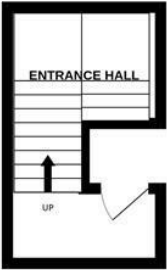
Council tax band: E - £2,706.67





Floor Plan

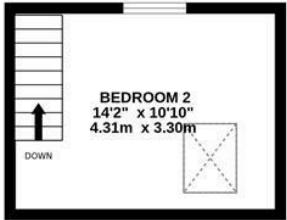
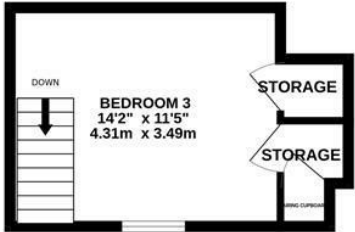
1ST FLOOR  
94 sq ft. (8.7 sq.m.) approx.



2ND FLOOR  
943 sq ft. (87.6 sq.m.) approx.



3RD FLOOR  
344 sq ft. (32.0 sq.m.) approx.



GROSVENOR LODGE, BATH, BA1

TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

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 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.  
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