

 Peter Greateorex

Flat 16, Caxton Court Grove Street, Bath, BA2 6PN

Offers In Excess Of £300,000





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Bath, BA2 6PN

- Central location
- First floor apartment
- En suite to master bedroom
- Gas central heating
- EPC rating C
- Two bedrooms
- Lift access
- Permit parking
- Beautiful communal gardens
- No onward chain

Spacious two bedroom first floor apartment with lift access, communal gardens and permit parking, all in a central location with no chain.

The accommodation includes a bright and airy living room with dual aspect, a well-proportioned kitchen diner, two comfortable bedrooms and a family bathroom. This apartment is energy efficient with an impressive EPC rating C. Its benefits include new carpets throughout, gas central heating and double glazing. Set within well-maintained beautiful communal gardens, the apartment also benefits from permit parking, providing added convenience for residents.

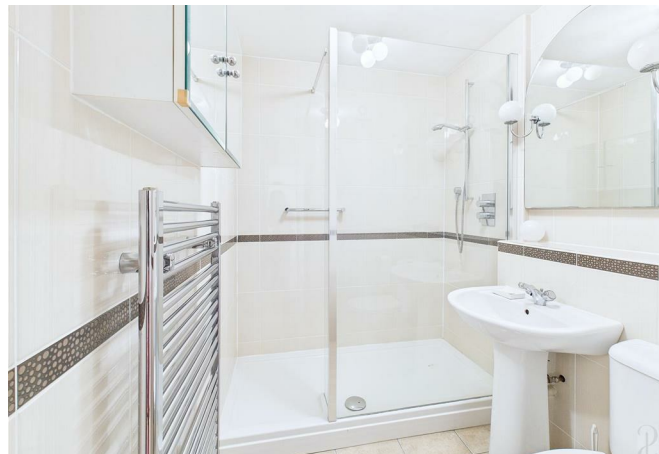
You will be within easy reach of restaurants, shops and bars. Bath Recreation Ground is just a short stroll away, as well as the tranquil Henrietta Park. Bath Spa station is conveniently located only 0.5 miles from the property.

Tenure: Leasehold with share of freehold

Service charge: £2,656 pa

Council Tax Band D

EPC rating C.



Hall

Kitchen

9'1" x 15'3" (2.78m x 4.67m)

Shower room

6'5" x 5'7" (1.98m x 1.71m)

Bedroom

9'10" x 12'7" (3.02m x 3.84m)

En suite

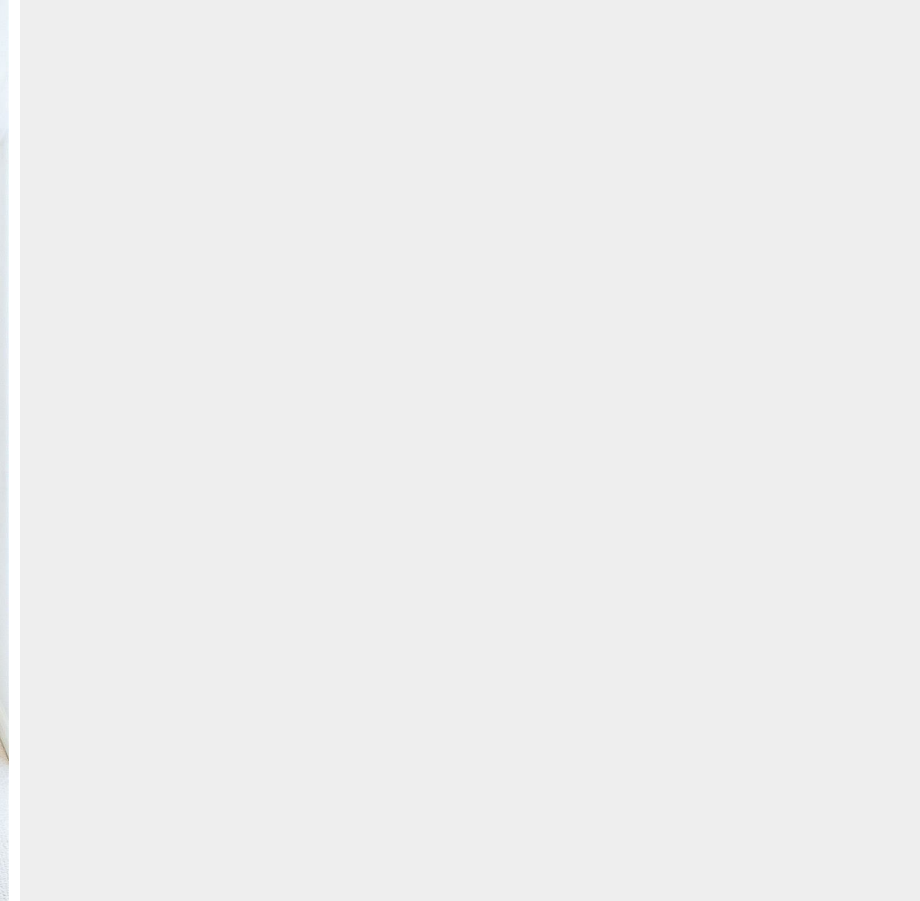
Bedroom

6'10" x 12'4" (2.09m x 3.78m)

Living room

13'2" x 16'3" (4.02m x 4.97m)

Communal gardens



Directions

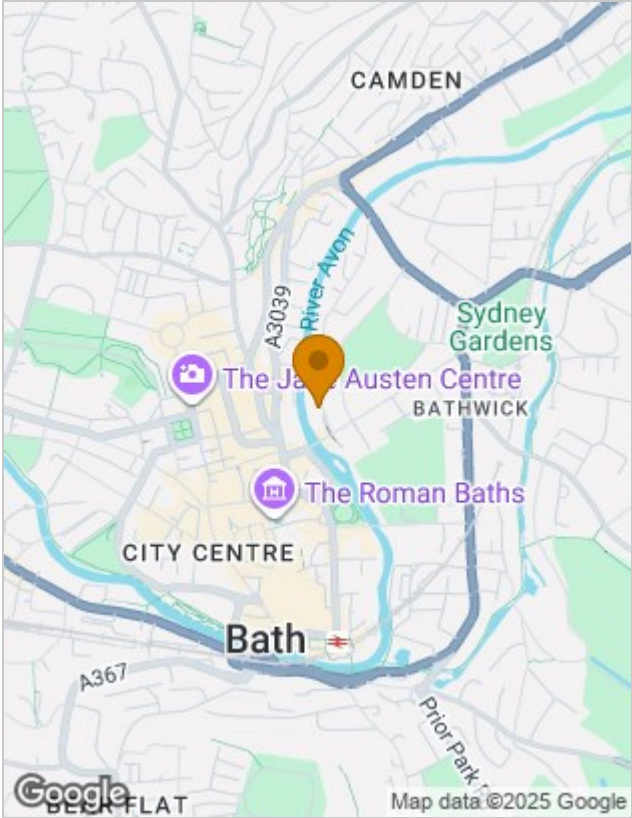




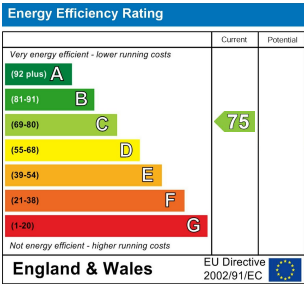
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Bath Office on 01225 904999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.