



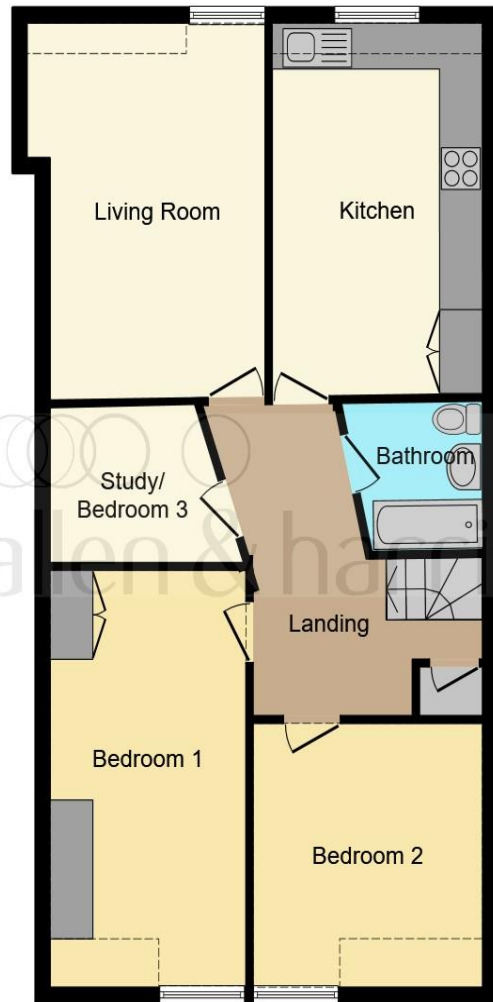
Grosvenor Place, Bath, BA1 6BA

welcome to

Grosvenor Place, Bath

Occupying the top floor of this Grade I listed Georgian town house, this wonderful two bedroom flat is very close to the ever popular Larkhall Village. Offered with No Chain.





Living Room

14' 10" Slanted wall x 11' 8" Into alcove (4.52m Slanted wall x 3.56m Into alcove)

Kitchen/ Diner

14' 1" x 9' 4" (4.29m x 2.84m)

Landing

Bedroom One

10' 3" Max x 16' 11" Into alcove (3.12m Max x 5.16m Into alcove)

Bedroom Two

10' 9" x 10' 10" Slanted wall (3.28m x 3.30m Slanted wall)

Bedroom Three/ Study Room

Irregular Shaped Room 7' 11" Approx x 6' 7" Approx (2.41m Approx x 2.01m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Grosvenor Place, Bath

- Set Within This Impressive Grade I Georgian Town House
- Delightful Two Bedroom Top Floor Flat
- Good Size Accommodation Throughout
- Benefits From A Separate Study/Office/Visitors Bedroom
- Offered With No Chain - Move In As Quickly As You Like

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105565



Property Ref:
LAR105565 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk