





welcome to

Second Floor Flat, Grosvenor Place, Bath

Occupying the second floor of this beautiful Grade I listed Georgian house, you will find this delightful flat, being of optimum appeal to the decerning buyer. Offered with no chain.















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

Kitchen

12' 1" x 6' 2" (3.68m x 1.88m)

Landing

Bedroom

13' 11" Into alcove x 18' 11" (4.24m Into alcove x 5.77m)

Living Room

23' 4" x 15' 4" Into alcove (7.11m x 4.67m Into alcove)

Bathroom

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Second Floor Flat, Grosvenor Place, Bath

- High Ceilings Within This Second Floor Flat
- Set Within This Impressive Grade I Listed Georgian Townhouse
- Of Appeal To The Decerning Buyer Looking For Something Special
- Roomy Accommodation Throughout
- Large Georgian Windows To Most Rooms

Tenure: Freehold EPC Rating: C

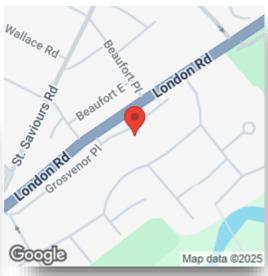
Council Tax Band: C

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LAR105566 - 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.



allen & harris

BathLarkhall@allenandharris.co.uk



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





allenandharris.co.uk

01225 482244

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