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Estate Agents







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## Grosvenor House, Flat 7 Grosvenor Place, Bath, BA1 6AU

- Grade I Listed Georgian Apartment
- Spacious Living Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom & Separate Shower Room
- Triple Aspect Views
- Immaculately Presented Throughout
- Communal Bike Store
- EPC Rating - E

Price guide £350,000

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### Location

Grosvenor House is a listed Georgian house, located on the East of the City, just off the popular London Road. Offering unrestricted parking whilst also affording great commuter links for those needing direct access to the M4 motorway and neighbouring towns and villages. There are a fantastic selection of amenities situated in the cosmopolitan area of Larkhall as well as a large supermarket close by. The City Centre is an easy, level walk and offers an abundance of cultural activities, shopping outlets and restaurants. Bath Spa Train Station is easily accessible and there is a direct line to London Paddington.

### Internal Description

On entering the main front door into an impressive, welcoming communal entrance hall with period features and a stained glass internal door . Wide communal stone stairs lead up to this well presented apartments front door where there are internal stairs leading to an inner entrance hallway with doors leading to all accommodation., as well as a loft access.

The spacious, light and airy living room is situated at the rear of the property and has stunning elevated roof top and leafy views. There is eaves storage, a charming feature fire place with alcoves, storage heater, and plenty of space for a substantial sized dining table and chairs.

Also to the rear of the property is the generous sized bathroom, complete with WC., wash hand basin with mixer tap and a shower over the bath plus a heated towel rail . There is plumbing and useful storage space for a washer dryer. Next to the bathroom is the benefit of an additional shower room to include a WC, wash hand basin, and a shower cubicle.

The kitchen comprises of a range of modern ,wooden oak effect, wall and base units with work surfaces over. There is a stainless steel sink with drainer to the side along with mixer taps. Appliances to include an electric Bosch oven and hob with extractor fan plus an Integrated dishwasher. The floor is tiled and there is a skylight creating additional light plus there is space for a fridge freezer.

There are two good sized double bedrooms both with storage heaters. The master bedroom is situated at the front of the property complete with a feature fireplace, eaves storage and beautiful rooftop views towards Larkhall, and the spire of the pretty St Saviours Church.

Bedroom two, also a double room , has a side aspect which is also fortunate in having views which look out towards the Heritage City Of Bath.

### External Description

Leading up to this impressive Georgian building is a communal paved area along with a bin store for each apartment. There is unrestricted on street parking on the one way streets to the front and side of the property.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

ADDITIONAL INFORMATION:

Tenure: Leasehold

Lease Years Remaining: Circa 960 years

Management Company: SPG Property Management

Service Charge: Approx. £935 per annum

Ground Rent: Approx. £25 per annum

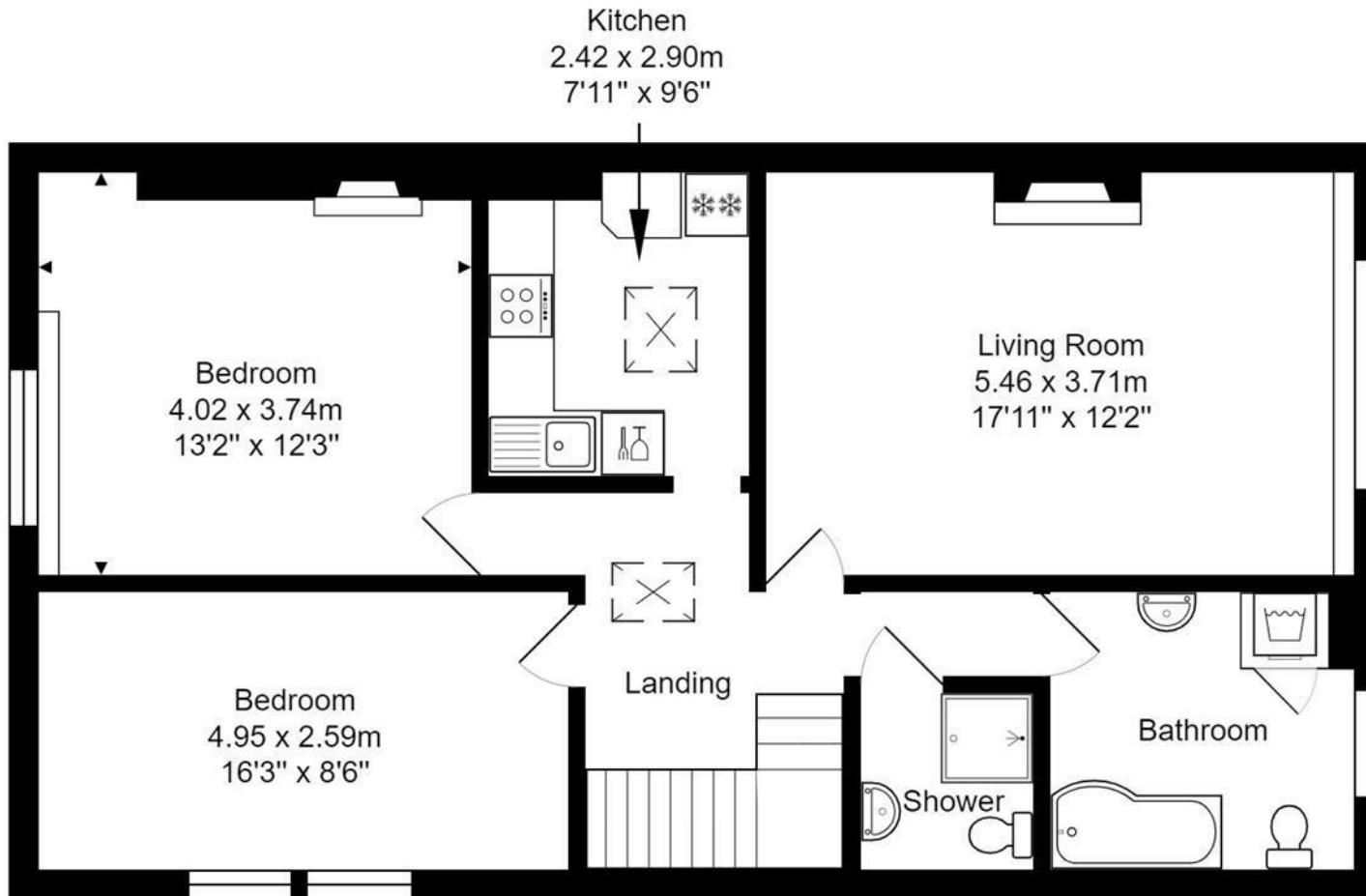
Sinking Fund: Approx £12,000

Council Tax Band: C

Local Authority: Bath and North East Somerset

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

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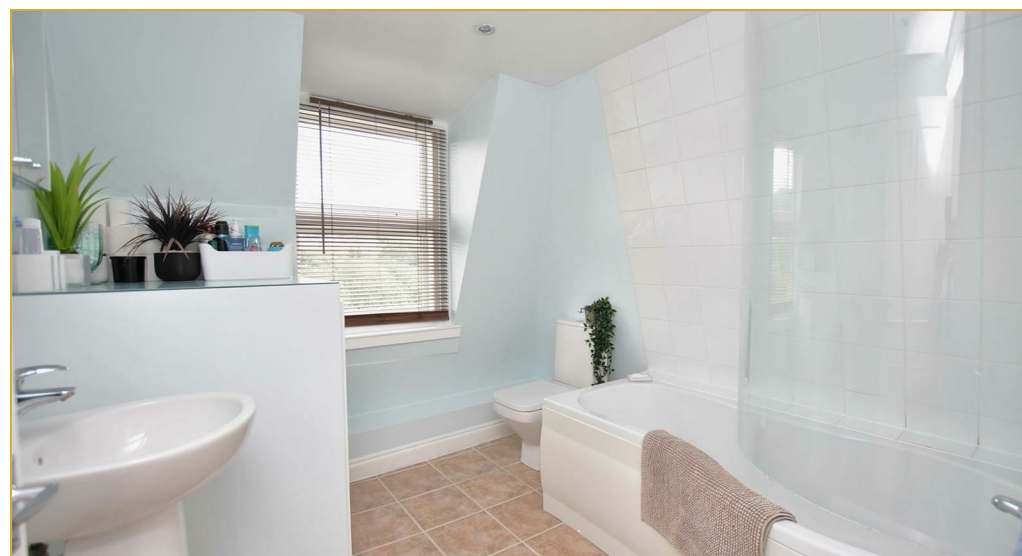
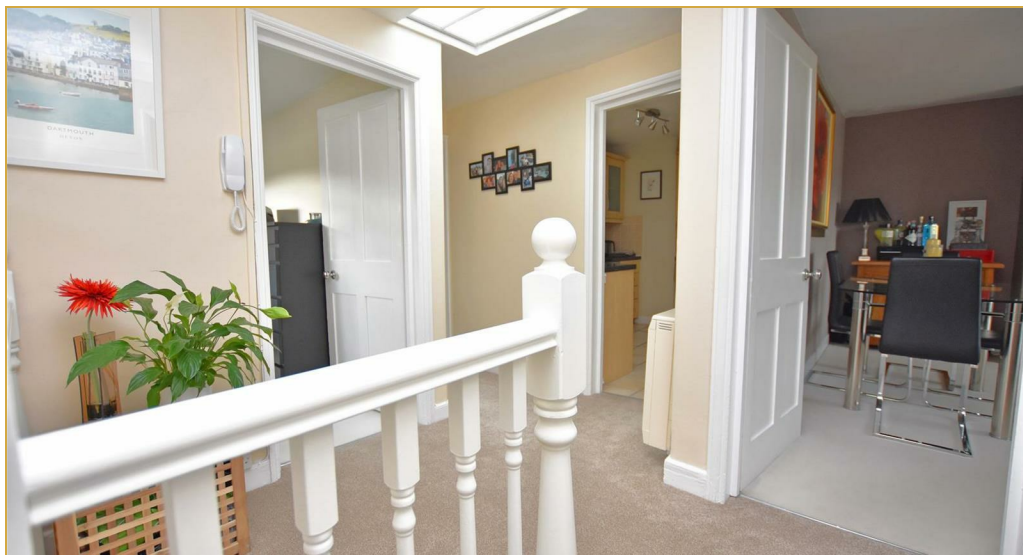
Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>63</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

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