

# whiteley helyar



970 ft<sup>2</sup>



2 bedrooms



bathroom with  
shower



on-street  
parking

Guide Price                      £350,000

Flat 5, 18 Grosvenor Place, Bath, BA1 6AX

A superb two double bedroom, period conversion top floor apartment with stunning panoramic southerly views, offered with no onward chain. The modern kitchen has the perfect spot for a table and chairs from which you can enjoy those views, whilst equally the reception room is spacious enough for both dining table and sofas.

### ACCOMMODATION

sitting/dining room with wonderful southerly views  
kitchen/breakfast with integrated appliances  
two double bedrooms  
modern bathroom with shower cubicle  
separate cloakroom  
central hallway with fitted storage

### LOCATION

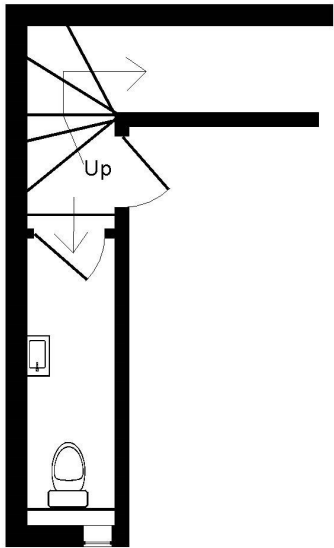
The apartment occupies a popular and handy position, peacefully situated close to the excellent range of shops and amenities in Larkhall. Lovely walks along the River Avon, the Kennet & Avon canal and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre of Bath is only a mile or so level walk away. There is a very frequent bus service into the centre of Bath, whilst easy access to the M4 is available without having to cross the city.





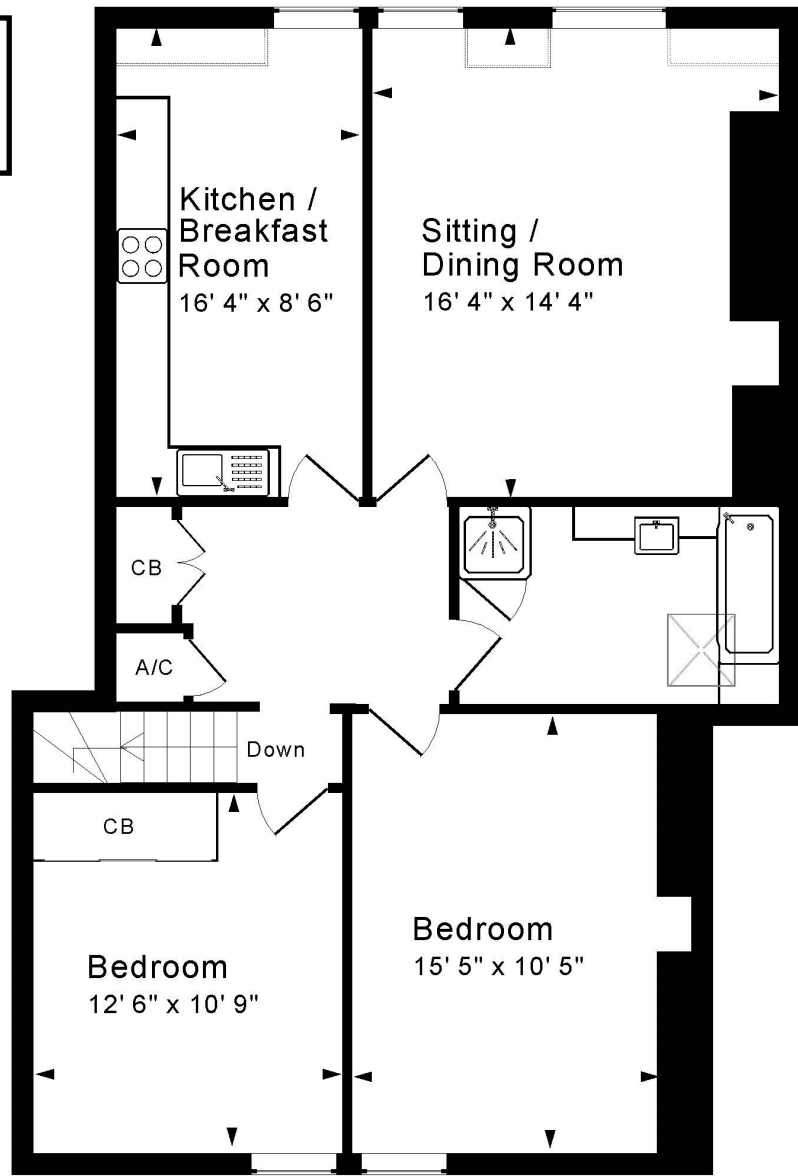
**Tenure:** Leasehold  
**Length of Lease:** Remainder of 999 yrs  
**Service Charge:** £150 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Second Floor**

Approx. Gross Internal Floor Area 970 Sq. Ft. / 90 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0784  
 Flat 5, 18 Grosvenor Place, Bath, BA1 6AX.



**Top Floor**

