

whiteley helyar



970 ft²



2 bedrooms



bathroom with
shower



on-street
parking

Guide Price £332,500

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

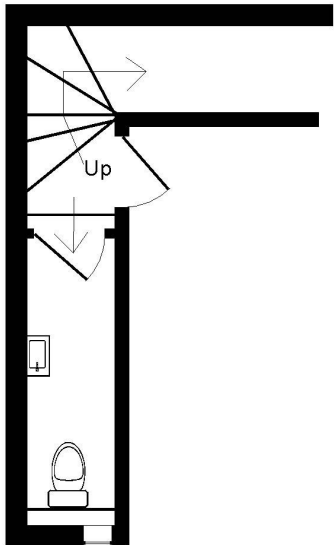
The apartment occupies a popular and handy position, peacefully situated close to the excellent range of shops and amenities in Larkhall. Lovely walks along the River Avon, the Kennet & Avon canal and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre 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.



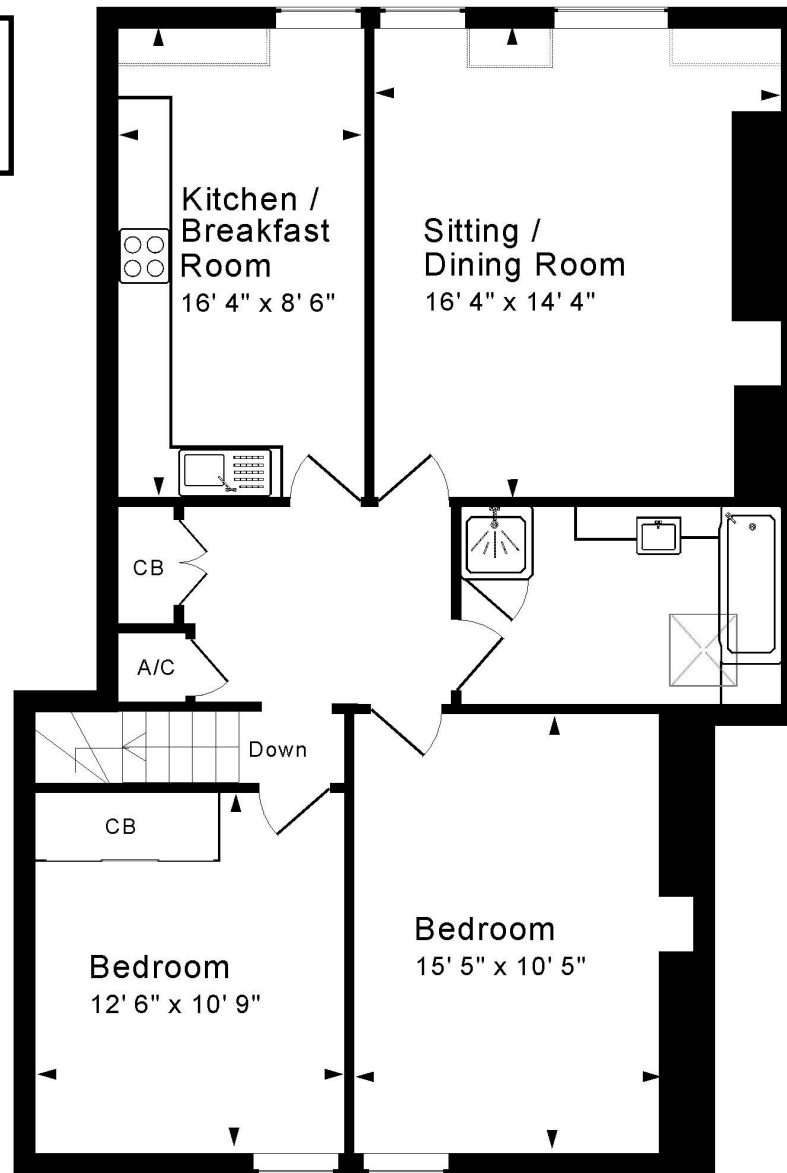


Tenure: Leasehold
Length of Lease: Remainder of 999 yrs
Service Charge: £150 per month
Council Tax Band: 'C' £1,872.94 pa

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



Second Floor



Top Floor

Approx. Gross Internal Floor Area 970 Sq. Ft. / 90 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0784
 Flat 5, 18 Grosvenor Place, Bath, BA1 6AX.

