

# whiteley helyar



766 ft<sup>2</sup>



*double bedroom*



*bathroom*



*private parking  
space*

Guide Price                      £325,000

First Floor Flat, 10 Grosvenor Place, Bath, BA1 6AX



## DESCRIPTION

A particularly light, airy and spacious first floor apartment with a parking space and lovely widespread southerly views, in this most convenient location just a short level walk from the centre of Bath and offered with no onward chain.

## ACCOMMODATION

- large bedroom
- bathroom
- super living room
- kitchen
- good hallway
- store room
- gas fired heating
- off road parking space for 1 car

## LOCATION

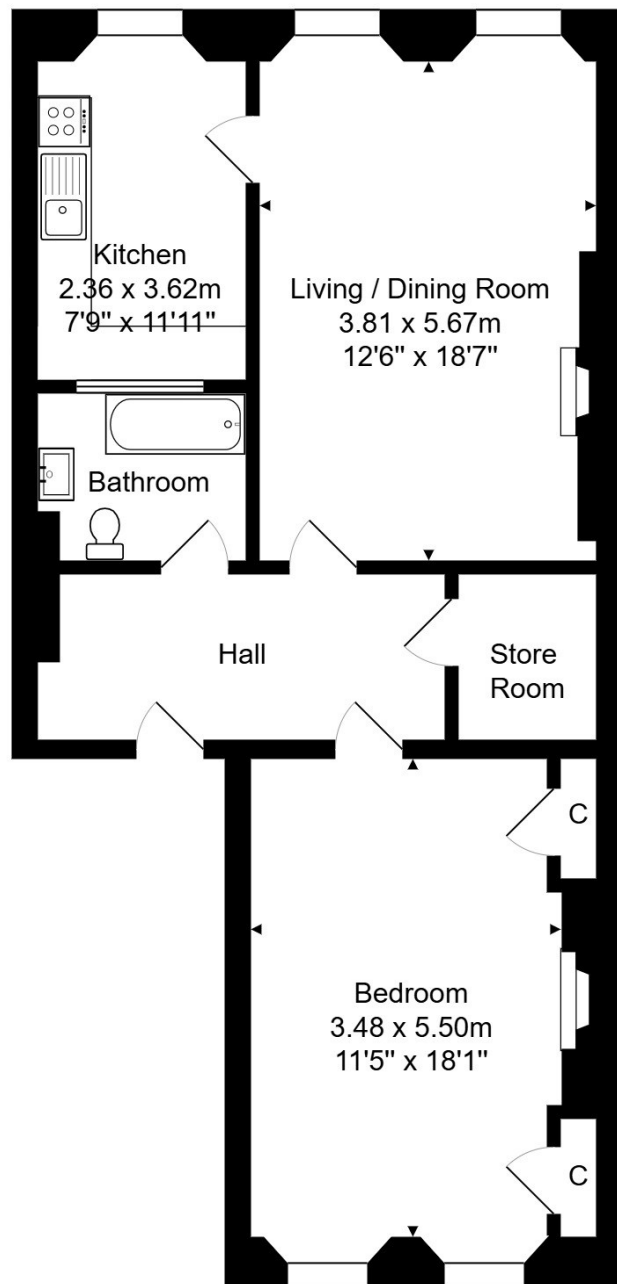
The apartment occupies a popular and handy position just a mile from the very centre of Bath. The excellent range of shops and amenities in Larkhall are closeby, lovely walks along the River Avon, the Kennet & Avon canal and across Kensington Meadows are very near at hand, as is access onto the cycle path. There is a very frequent bus service into the heart of Bath, whilst easy access to the M4 is available without having to cross the city.





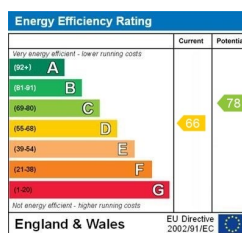






Total Area: 71.1 m<sup>2</sup> ... 766 ft<sup>2</sup>

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



**Tenure:** Share of Freehold  
**Service Charge 2025/26:** £1,593.67  
**Reserve Fund 2025/25:** £333.33  
**Council Tax Band 2025/26:** 'C' £1,968.48

