






GROSVENOR PLACE BATH BA1
£1,850 PER MONTH AVAILABLE 19/07/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Grosvenor Place Bath BA1

£1,850 Per Month
Part-furnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- 2 bedrooms, - Garden, - Off-street parking, - Part-furnished

Council Tax

Council Tax Band A

Hamptons
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Bath, BA1 2NT
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{ TWO BEDROOM DUPLEX GARDEN APARTMENT AVAILABLE TO RENT

The Property

Hamptons are proud to present this superb two bedroom duplex part-furnished apartment found within a Grade I Listed 1800 terrace. Entered from street level to an attractive communal hall with stairs down to a private front door to the apartment. The hall gives access to the two south facing bedrooms, one of which has an en-suite shower room, in addition to the principal bathroom with an over bath shower. The lower hall has ample room for homeworking with a desk provided and leads into the reception room. Stripped wood, laminate flooring runs throughout the living room to the kitchen. Cleverly screened by a wall from the reception room the kitchen is contemporary and offers an attractive and practical layout with integrated and free-standing appliances. Glazed doors open to the garden in addition to the French doors. Leading from the reception room and kitchen to the sunken stone paved terrace, steps leading to the mainly laid to lawn garden with shed. Further beyond is space for off-street parking secured by wooden gates.

Outside

The rear walled garden includes a sunken stone paved terrace, with steps up to a level lawn area with planting and a gravel path to the rear, where a garden shed screens the parking for a number of vehicles behind wooden gates.

Location

Grosvenor Place is a handsome terrace on the east side of Bath. To the front is a wide grass verge lined with mature trees and a slip road with privacy from the

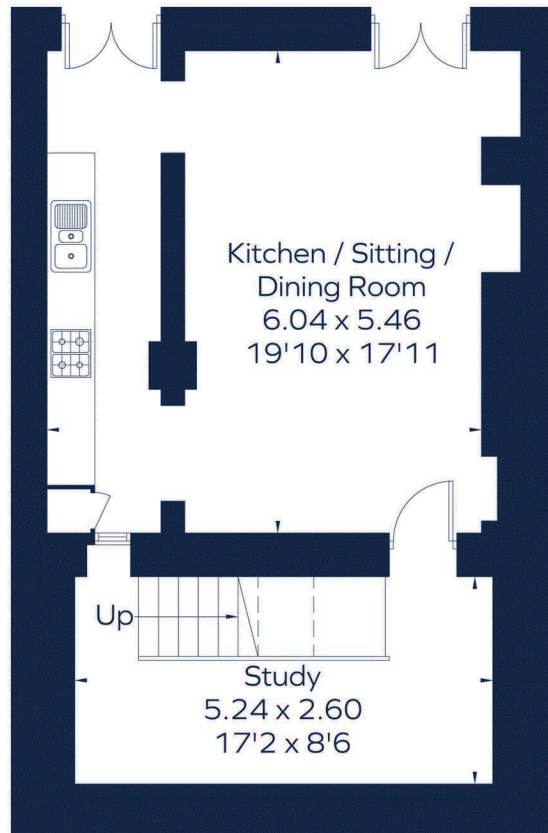
London Road. Larkhall is situated on the other side and has a wonderful community atmosphere centred around the square. The popular amenities include a local theatre, schools, church and a number of shops including a butchers, grocers and delicatessen, plus a small supermarket. To the rear is access to the meadows leading to wonderful countryside, the Kennet and Avon Canal and the River Avon. The city of Bath offers an array of cultural and leisure amenities and is a level walk of approximately one mile.

Additional Information

No Gas Council Tax Band A



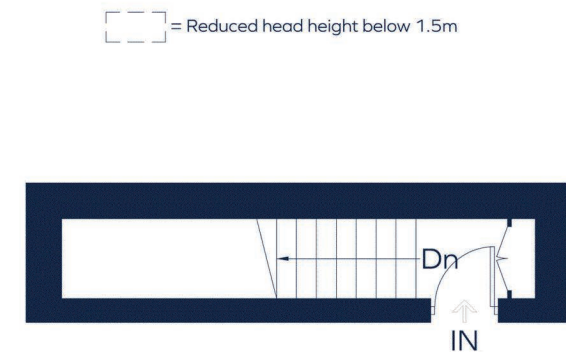
Approximate Area = 117 sq m / 1259 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301597

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

