

Lower Ground Floor Flat, Grosvenor Place, Bath, BA1 6AX

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welcome to

Lower Ground Floor Flat, Grosvenor Place, Bath

Situated on the north eastern edge of the City centre, a highly desirable two double bedroom lower ground apartment within a beautiful former Georgian townhouse, Listed Grade I, offering communal gardens and parking spaces.



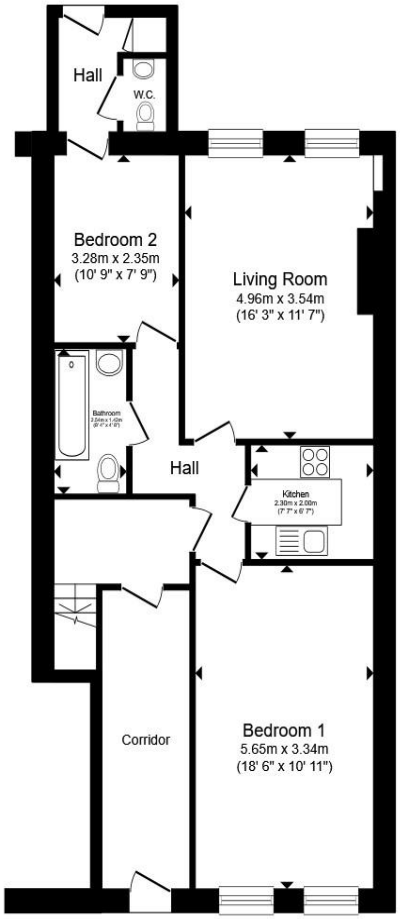












Lower Ground Floor

Total floor area 78.2 m² (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The flat provides comfortable, very well proportioned bright and airy accommodation, with potential to put your own stamp on.

Layout is such after entering through the front of the main building down a flight of stairs and into the flat you are greeted with an inner hall which leads to the spacious living room at the rear with a period fireplace and impressive sash windows overlooking the garden, you have a bathroom with shower over bath and kitchen off of the main entrance hall. There are two bedrooms, the main one looks over the courtyard and vaults at the front of the property and the second to the rear, which leads to the inner hall and WC before then taking you into the garden.

Outside through the well laid out garden you have access to the communal parking. With a share of Freehold, the property is perfectly placed for buyers who wish to be within easy reach of Bath city centre or Bath spa station (via London Road or Towpath on foot or bike to through to Sydney Gardens) whilst enjoying the amenities of the local community and village of Larkhall just across from you. These include delicatessen/cafes, renowned butchers, hardware store, convenience store, post office and Rondo Theatre. The M4 can be reached without crossing the city and the coach stop to London is one minute away.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Lower Ground Floor Flat, Grosvenor Place, Bath

- Grade I Listed conversion apartment
- Two well sized bedrooms
- One bathroom, one extra WC
- Communal garden
- Parking spaces to rear

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105649

The Property Ombudsman

Property Ref:
LAR105649 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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