

# whiteley helyar



766 ft<sup>2</sup>



*double bedroom*



*bathroom*



*private parking  
space*

Guide Price                      £300,000

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.

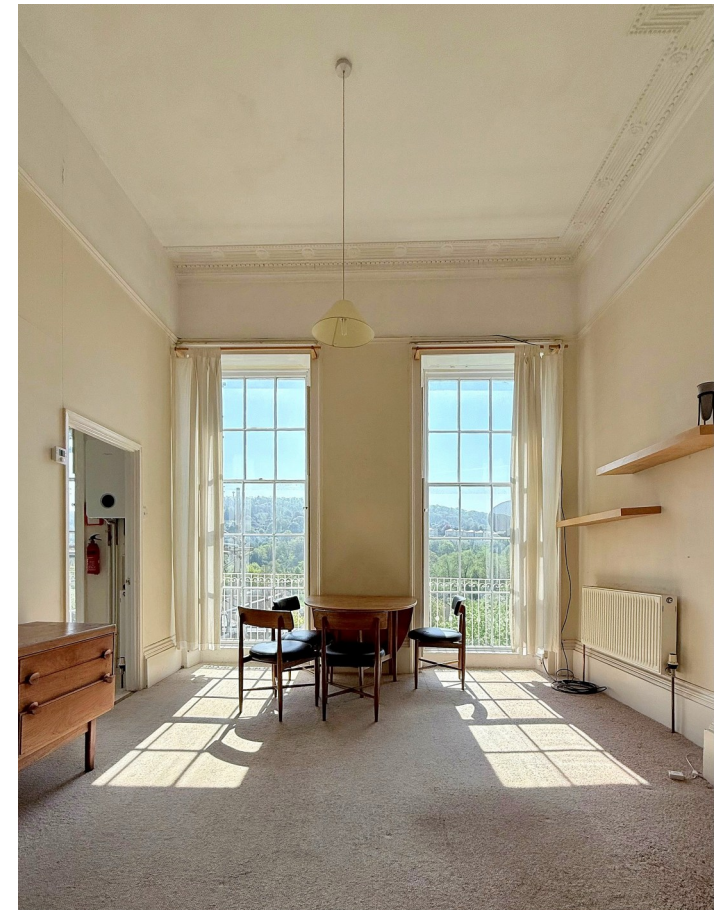
## ACCOMMODATION

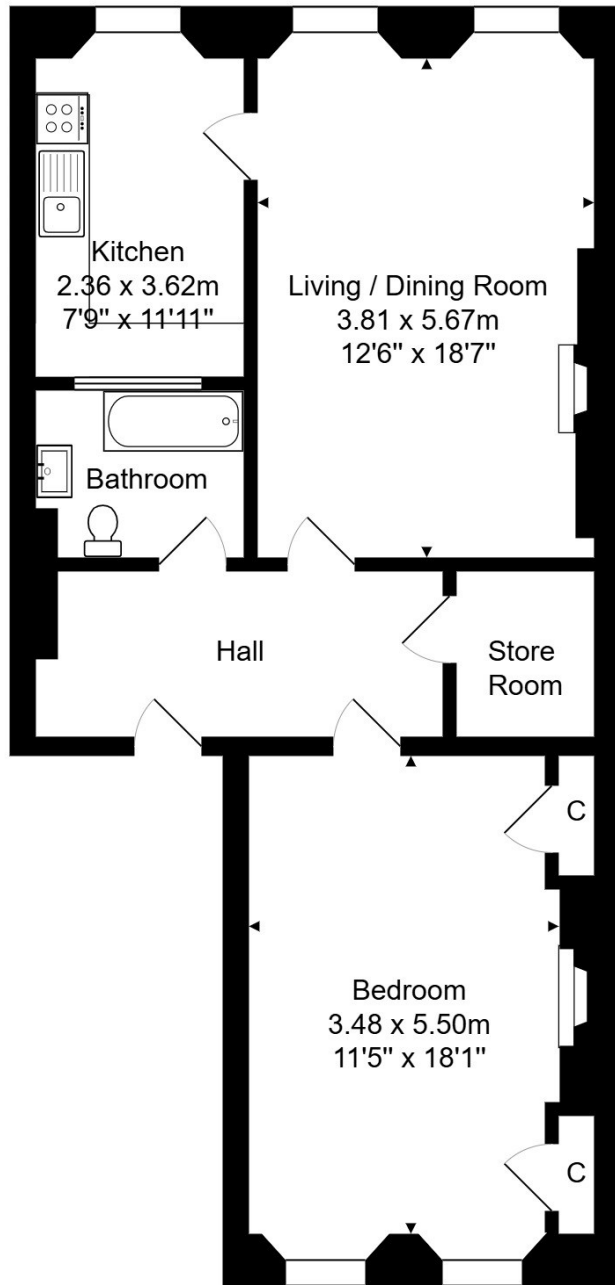
large bedroom  
bathroom  
super living room  
kitchen  
good hallway  
store room  
gas fired heating  
off road parking space for 1 car

## 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>



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			
		66	78

England & Wales EU Directive 2002/91/EC

**Tenure:** Share of Freehold  
**Service Charge 2026:** £1,903.50  
**Reserve Fund 2026:** £333.33  
**Council Tax Band 2026/27:** 'C' £2,066.91



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