



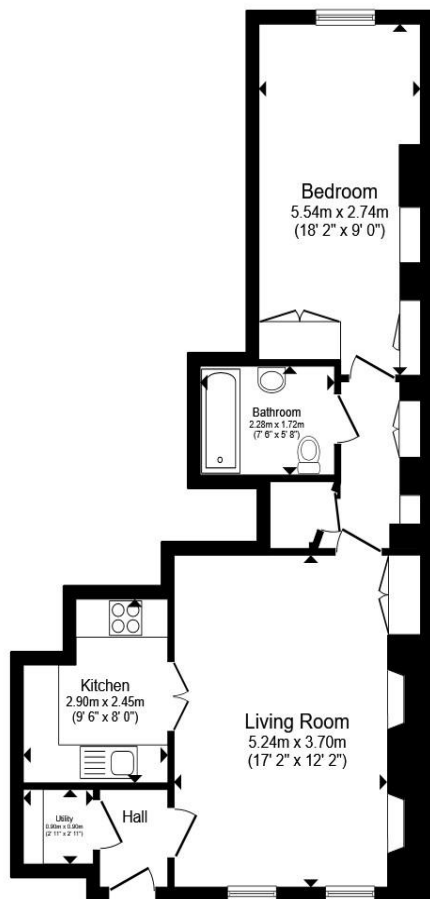
Basement Flat, Grosvenor Place, Bath, BA1 6AX

welcome to

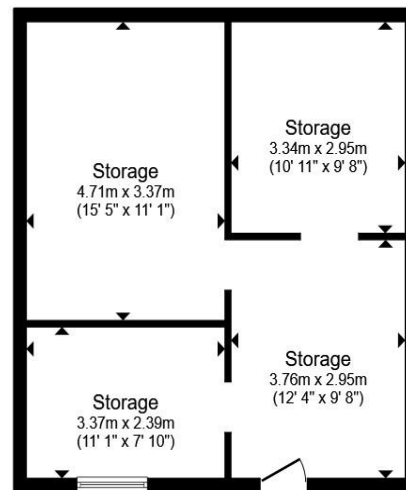
Basement Flat, Grosvenor Place, Bath

Stunning! This beautiful courtyard flat is extremely well presented throughout, set in a Grade I listed Georgian Townhouse. Viewing this one is absolutely essential.





Basement



Outbuilding

Total floor area 102.7 m² (1,106 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



Grosvenor Place in Bath was built around 1790 by John Eveleigh. This courtyard flat is set within this Grade I listed Georgian Townhouse, ideally situated for Larkhall Village which is across the road, where you will find an abundance of locally owned and run business's, to include a butchers, hardware store, the Rondo theatre, fruit & veg shop, cafe's, delis, hairdressers, post office, second hand book store, to name just a few. The vibrant neighbourhood is friendly and has a warm atmosphere, no wonder it is fastly becoming one of the city's most sought after locals.

This particular home is very welcoming and would ideally suit the professional buyer, those considering downsizing and for those coming from London looking for something a little special. Having great size accommodation throughout, to include recently fitted kitchen, delightful living room with feature fireplace, a large bedroom situated at the rear and a fitted bathroom suite. To the outside at the front, as the name suggests you will find a lovely courtyard area, ideal for those balmy summer evenings. Overall, we strongly advise an internal inspection to fully appreciate what this lovely property has to offer.

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.

welcome to

Basement Flat, Grosvenor Place, Bath

- Beautifully Presented Throughout
- Recently Installed Fitted Kitchen
- Lovely Living Room With Feature Cast Iron Oven Set Into The Mantle
- Delightful Bedroom To The Rear
- Fitted Bathroom Suite

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 1337.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105818



Property Ref:
LAR105818 - 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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