

EST 1879

# CRISP COWLEY



20 The Empire, Grand Parade, Bath,  
BA2 4DF

**A spacious one-bedroom apartment in Bath's most iconic Grade II listed landmark building, enjoying fabulous views over the city and Parade Gardens**

Entrance hall | Living/Dining room | Kitchen | Double bedroom | Shower room

Situation

The Empire is exceptionally well placed in the heart of Georgian Bath and from the apartment balcony one of the finest views in Bath is seen. The immediate surroundings include the Abbey, River Avon, Pulteney Bridge and Weir, Bath's rolling green and wooded hills and the Parade gardens. Waitrose, every type of restaurant and the central shopping areas are close by. Bath Spa railway station is a 5-minute level walk and provides trains to London Paddington (approximately 90 minutes) and Bristol Temple Meads (approximately 15 minutes).

Description

Built in 1901 as the foremost luxury hotel in Bath and subsequently commissioned and occupied by the Admiralty in 1939 until 1989. The Empire was restored to its original splendour by Pegasus, the retirement specialist. The result is a range of luxuriously appointed apartments set within one of Bath's most prominent Listed buildings.

Residents at The Empire have access to excellent additional facilities which include a drawing room, dining room, extensive library, a delightful private garden, cinema, snooker room, additional laundry facilities and fitness room (including table tennis). There are also three guest suites which can be rented for a nominal fee.

This one-bedroom apartment is situated on the third floor of this elegant building. It is well presented and offers built in storage, high ceilings with pretty corninging details and high windows with cityscape views.

On entering the apartment, you are welcomed into a spacious entrance hall with two storage cupboards, as well as an airing cupboard housing the Megaflow pressured hot water cylinder.

To the left of the apartment is a modernised shower room and a decent sized double bedroom. To the right is a living/dining room with good proportions, lots of light and an electric fire.

The kitchen is fitted with white wall and base units with integrated Neff appliances, to include an electric oven, hob and extractor, dishwasher, washing machine and an AEG fridge-freezer.

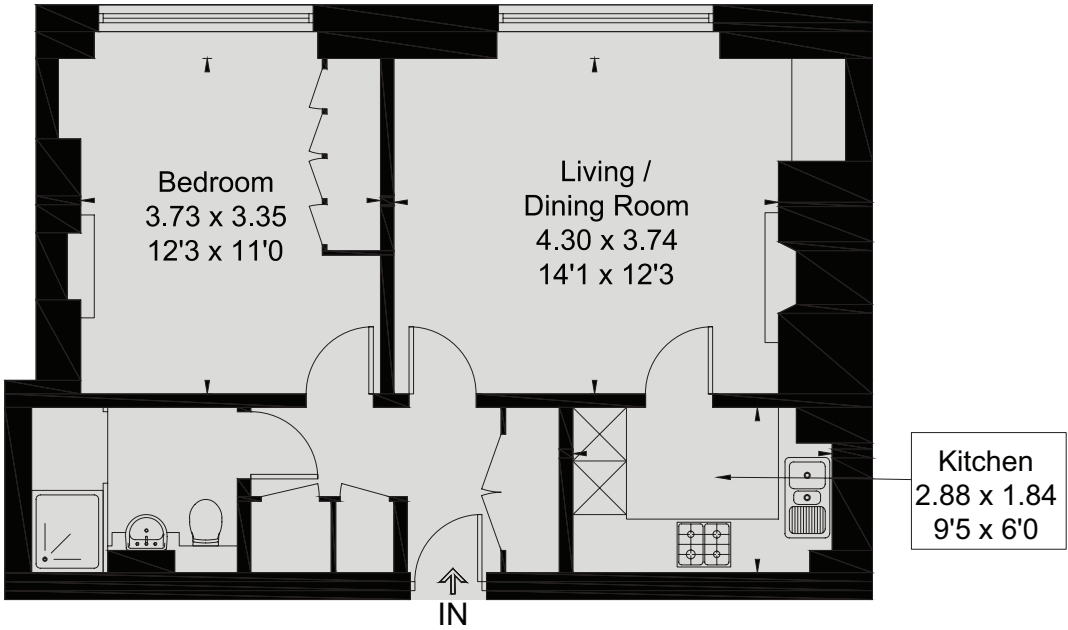
General Information

- No onward chain.
- Bath & North East Somerset Council. Council Tax Band F.
- EPC rating C.
- Metered gas fired central heating from a communal system.



- Two lifts. On-site Estate Manager.
- The tenure is leasehold for the residue of a 125 year term from 1 January 1995.
- Current service charge £3453.24 per quarter. Current Ground Rent - £318.92 per quarter.
- Owners of flats within The Empire have now secured the right to manage which will include controlling future service charges.
- There is an Empire Owners Association (EOA) voluntary membership, the cost of which is £35 per occupant per annum.
- Occupants/purchasers must be a minimum of 50 years of age. In the case of a couple, only one need meet the age restriction. No pets allowed

Approximate Floor Area = 52.2 sq m / 562 sq ft



Third Floor

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