

EST ● 1879

# CRISP COWLEY



Flat 12, Caxton Court, Grove Street, Bath, BA2 6PN

**A well-presented modern, first floor two-bedroom apartment located off Great Pulteney Street, sold with no onward chain**

2 double bedrooms | Sought-after location off Great Pulteney Street | Modern kitchen | Long lease | Communal courtyard gardens | Lift access | Share of freehold | No onward chain

Caxton Court is located on Grove Street, just off Great Pulteney Street, one of Bath's most famous addresses. There are several fantastic restaurants and bars within walking distance, as well as Bath Rugby's home ground, The Rec.

Bath is a World Heritage site, famous for its Roman heritage and Georgian architecture. It has an excellent range of shopping facilities and cultural activities, to include The Theatre Royal and The Holburne Museum. There is a wonderful selection of excellent restaurants, cafés, shops and parks, along with world class sporting facilities available at the nearby Bath Rugby.

Communications are very good with Bath Spa rail station providing direct links to London Paddington, Bristol and South Wales. The M4 motorway Junction 18 is 10 miles to the north. Bath also has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School.

#### Description

A well-proportioned and thoughtfully arranged first-floor apartment offering bright and versatile accommodation throughout.

The property opens into a welcoming entrance hall, leading through to a generously sized sitting room measuring 16'9 x 10'2. This impressive space provides ample room for both comfortable seating and dining.

The modern, separate kitchen is well laid out, offering excellent worktop and storage space with room for appliances, creating a practical and functional cooking environment.

There are two well-balanced double bedrooms. The principal bedroom is a good-sized double, while the second bedroom is a generous single or small double, perfectly suited as a guest room or home office.

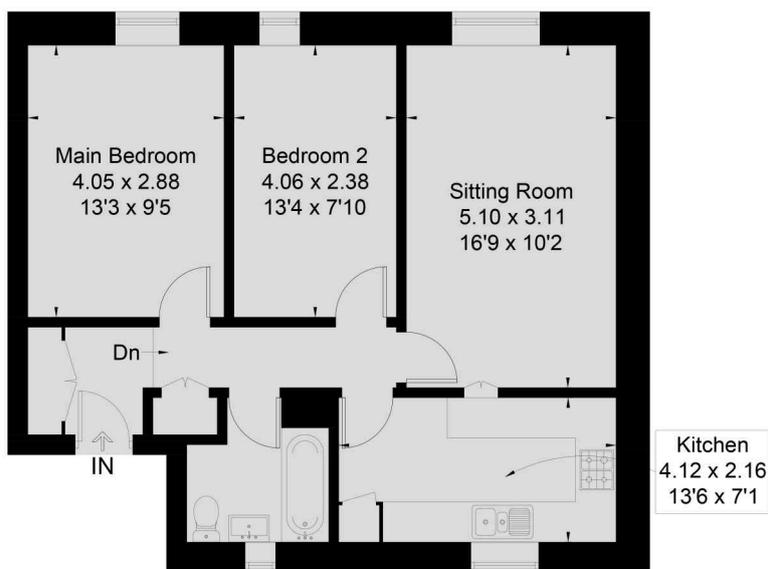
Externally there is a communal courtyard with raised beds, a water feature and fishpond, as well as steps down to the river. A parking permit can be acquired for the central zone.

#### General Information

Council tax band - D  
Tenure - Share of Freehold (959 years remaining)  
Service Charge - £2,552.44  
Services - All mains connected  
EPC - 74 (C)



Approximate Floor Area = 60.7 sq m / 653 sq ft



#### First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103839

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