



Basement Flat, Grosvenor Place, Bath, BA1 6BA

welcome to

Basement Flat, Grosvenor Place, Bath

Allen & Harris Larkhall are proud to offer this exceptional three bedroom apartment, set within an elegant Grade I listed Georgian building. Combining timeless period charm with modern comforts, the property also benefits from a lovely rear garden and parking. A truly wonderful home.



Approximate Floor Area = 161.7 sq m / 1740 sq ft
Storage = 8.0 sq m / 86 sq ft
Total = 169.7 sq m / 1826 sq ft



Ground Floor



Lower Ground 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 #110272

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Basement Flat, Grosvenor Place, Bath

- Beautifully Presented & Impressive Home
- Incredible Living Room
- Two bedrooms with study option
- Fitted Kitchen/dining Room
- Offering Very Flexible Accommodation

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 8.80

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£760,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105849



Property Ref:
LAR105849 - 0014

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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