



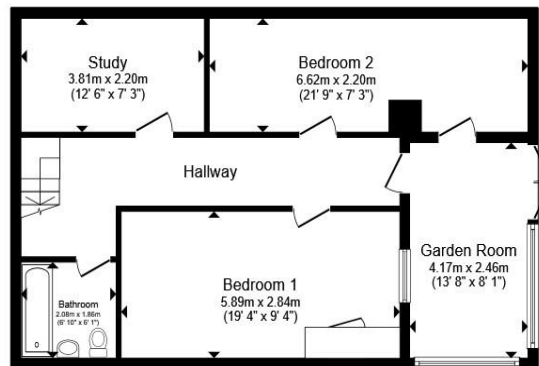
The Lower House, Grosvenor Place, Bath, BA1 6AX

welcome to

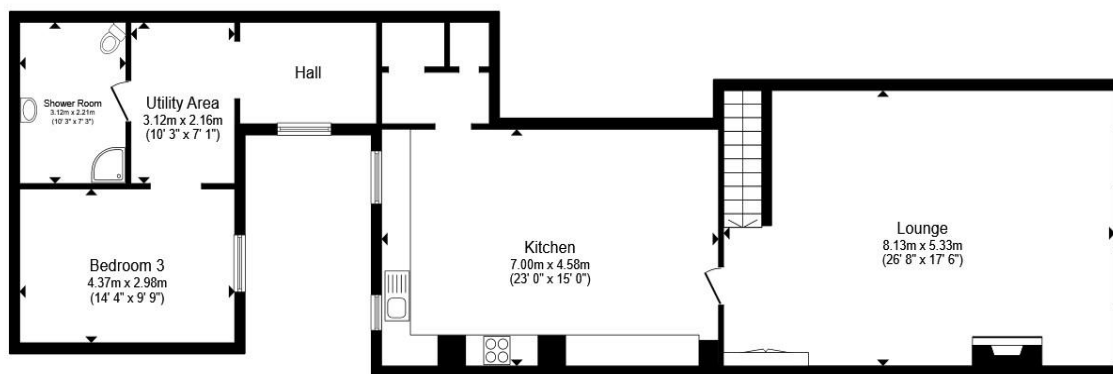
The Lower House, Grosvenor Place, Bath

Allen & Harris Larkhall present this wonderful opportunity to purchase a slice of Georgian History. The Lower House is set in a Grade I Listed Building. Internal viewing is a must.





Lower Ground Floor



Ground Floor

Total floor area 183.3 m² (1,973 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

The Lower House is set in this wonderful Georgian Grade I Listed building. Set across the road from Larkhall Village Grosvenor Place is an imposing piece of architecture from the cobbled street to the front. Steps down take you to the front door with large entrance vestibule with room for seating, two storage cupboards, utility area leading to the front bathroom (can be utilised for the bedroom 3 as a guest bathroom) and bedroom 3. The fitted kitchen/dining room is set in the place you would find the original Georgian kitchen, this is a delightful room full of past history for sure. Then you move towards the living room (with lobby having stairs down to the next level) which is a lovely room with high ceilings and large Georgian windows to the rear. The lower ground level has bedrooms 1 & 2, a study and a further bathroom suite. The rear garden room is an absolute delight with doors on to the rear south facing garden area for sole use of the property. There is an allocated parking space at the rear, fairly rare in Bath.

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

The Lower House, Grosvenor Place, Bath

- Set Within A Large Grade I Listed Georgian Town House
- The Lower House Is A Beautiful Maisonette
- Vast Accommodation With Three Bedrooms
- Fitted Kitchen In The Old Georgian Kitchen Area
- Living Room With High Ceilings & Large Georgian Windows

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£580,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105262



Property Ref:
LAR105262 - 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk