

# reside

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Grosvenor House

Rent: £725 pcm\*

Available: 08/09/2017



## Features

- A smart second floor apartment.
- Situated within a Grade I Listed Georgian townhouse.
- Located on the eastern outskirts of the city centre.
- Good sized kitchen / living room.
- Stunning countryside views.
- Small bedroom with wall-mounted folding bed.
- Smart fully fitted bathroom.
- Council Tax Band A.



## Essential details

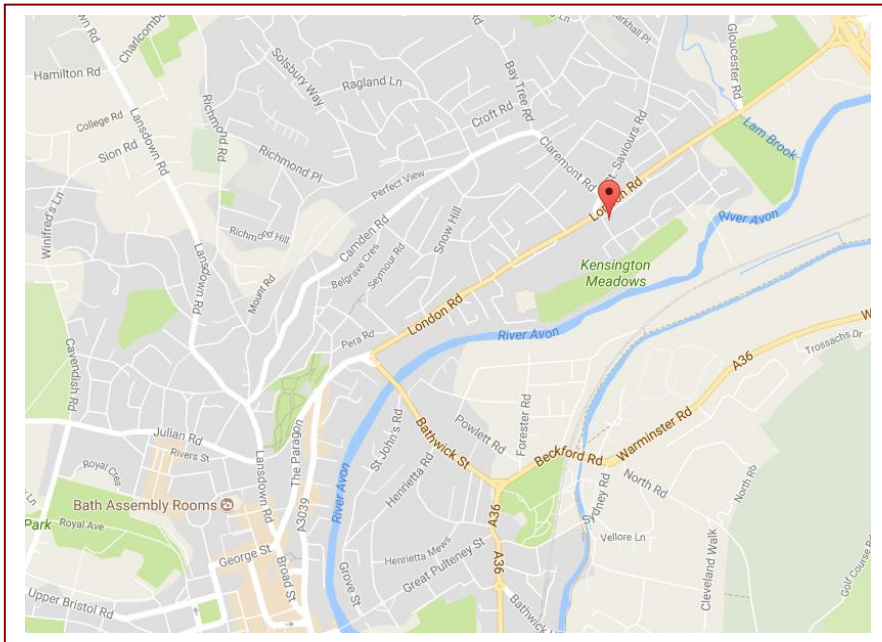
A smart one bedroom apartment situated on the second floor of an impressive Grade I Listed former Georgian townhouse, benefiting from spectacular views across the open countryside surrounding Bath. Located on the eastern outskirts of the city centre.

A good sized kitchen / living room is situated to the rear of the building, away from the road. A broad window commands stunning views over the surrounding countryside and allows the room to be filled with natural light. A small bedroom sits adjacent to the living area, and has a wall-mounted folding double bed. A smart fully fitted bathroom completes the apartment, and has a shower fitted over the bath.

\*An Administration Fee of £420.00 inc. VAT applies.

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# Map



# EPC

### Energy Performance Certificate

Flat 5 Grosvenor House Grosvenor Place  
Bath BA1 6AU

Dwelling type: Mid-floor flat  
Date of assessment: 28 January 2009  
Date of certificate: 29 January 2009  
Reference number: 0261-6129-5080-2748-1022  
Total floor area: 31 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
D	B	58	61

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	507 kWh/m <sup>2</sup> per year	432 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£32 per year	£16 per year
Heating	£221 per year	£195 per year
Hot water	£153 per year	£88 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of the amount of fuel it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out about others available to help make your home more energy efficient call 0800 512 012 or visit [www.energy-saving-trust.org.uk/home](http://www.energy-saving-trust.org.uk/home)

# Floor plans

**SECOND FLOOR**  
APPROX. 30.8 SQ. METRES (331.3 SQ. FEET)

**TOTAL AREA: APPROX. 30.8 SQ. METRES (331.3 SQ. FEET)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant. © Copyright Reside Bath Limited 2014. Any copying, reproduction or unauthorised use of this floor plan is strictly prohibited.  
Plan produced using PlanUp.

**SECOND FLOOR FLAT, GROSVENOR HOUSE, GROSVENOR PLACE, BATH, BA1**

### Please note

To the best of our knowledge the above information on this Property Brochure is accurate at the time of production. We suggest getting an update from our office and staff before committing to a decision on the property. Reside Bath Ltd acts as agent for the property owner and does not accept direct responsibility for any inaccuracies. The property owner will only accept responsibility for errors in the Property Brochure if the applicant has made it clear that he is relying on this information in proceeding with the agreement and has raised the relevant enquires.