



WentWorth
Estate Agents



Flat 1 Ground Floor Front, 2 Grosvenor Place, Lambridge, Bath, BA1 6AX

- Ground Floor Studio Flat
- Situated within an impressive Grade II listed building
- Light and Airy Living
- Kitchenette and Shower Module
- Superb Location for Local Amenities and M4
- Ideal Investment or First Time Buy
- Sold with No Onward Chain
- CASH BUYERS ONLY

Price guide £85,000

Location

Grosvenor Place is a listed Georgian terrace located on the East of the City, on the popular London Road offering unrestricted parking, affording great commuter links for those needing direct access to the M4 motorway and neighbouring towns and villages. There are a fantastic selection of amenities situated in the cosmopolitan area of Larkhall as well as a large supermarket close by. The City centre is an easy, level walk and offers an abundance of cultural activities, shopping outlets and restaurants. Bath Spa Station is easily accessible and there is a direct line to London Paddington.

Internal Description

This charming bijou studio flat is entered by way of a communal hallway and is found on the ground floor. Once inside you will be greeted by a light filled room with an impressive fireplace as a focal feature. The two sash windows to the front allow for plenty of natural light. With space for living room furniture, bed and having two useful storage cupboards. The kitchenette is neatly tucked behind cupboard doors and there is a modular shower room.

External Description

This impressive building is situated parallel to the London Road and allows for easy commuting to the M4. The entrance to the building is flanked by iron railings, adding to the attractive frontage.

Additional Information

Tenure: Leasehold

Lease Years Remaining: Circa 986 years

Service Charge: Approx: £461 per annum

Council Tax Band: A

Local Authority: Bath and North East Somerset

EPC Rating: E

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

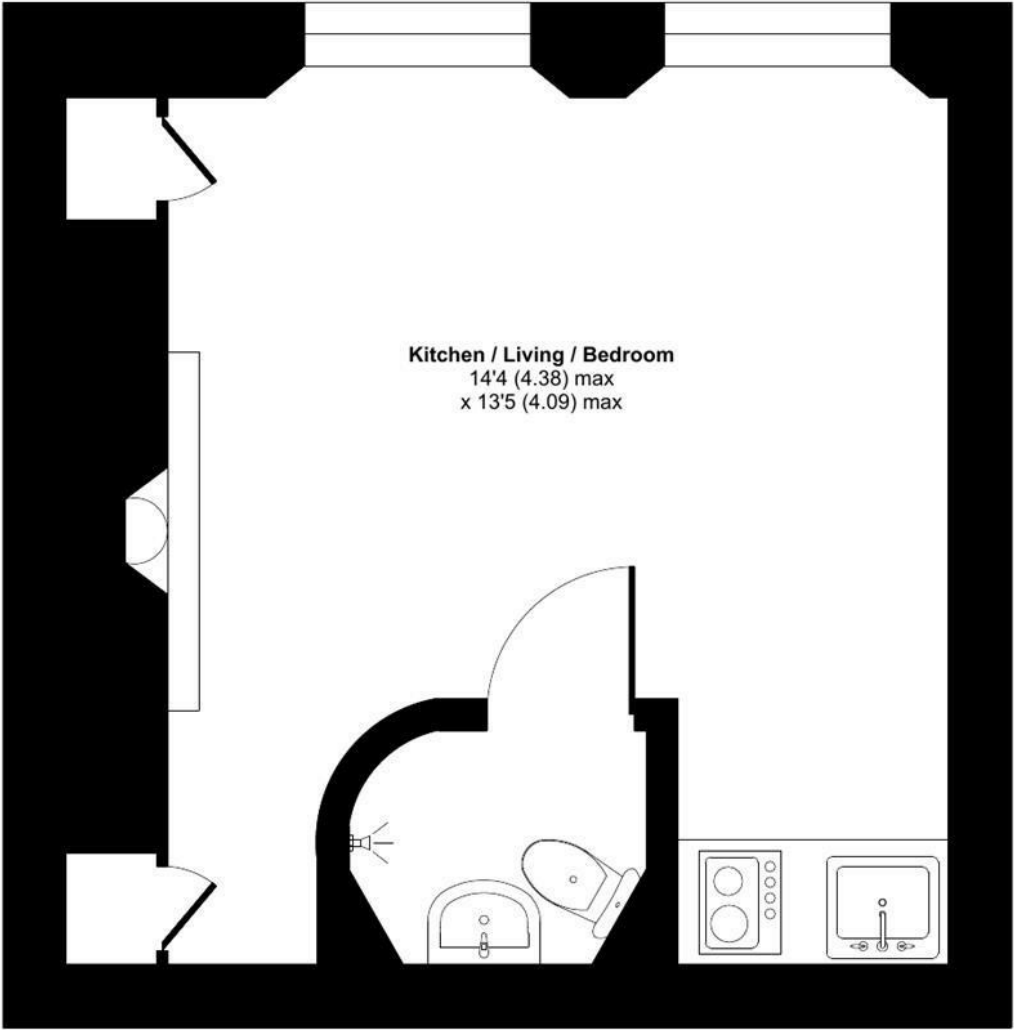
Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Grosvenor Place, Bath, BA1


Approximate Area = 174 sq ft / 16.1 sq m

For identification only - Not to scale




Kitchen / Living / Bedroom
 14'4 (4.38) max
 x 13'5 (4.09) max

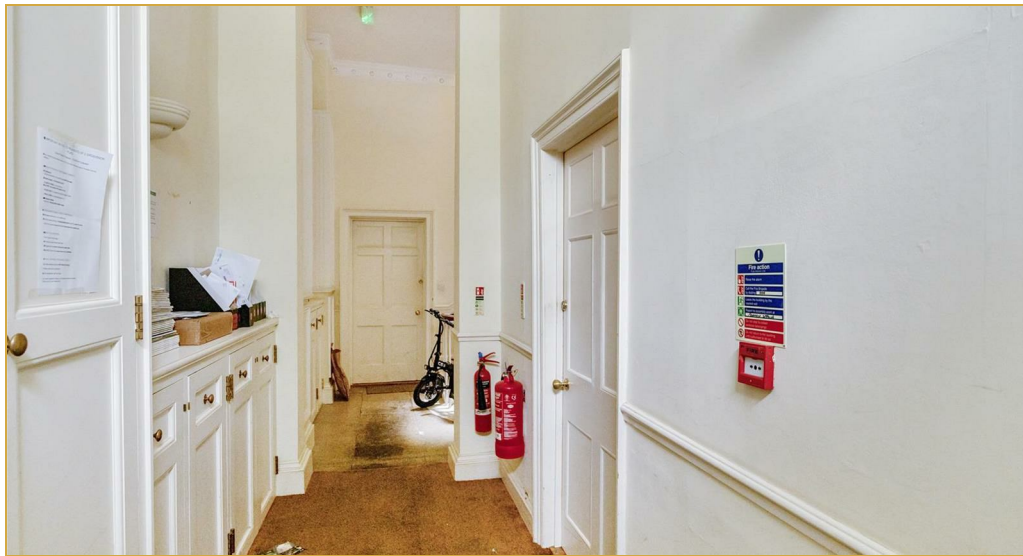
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1471996



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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