EST 1879

CRISP COWLEY









19 The Empire, Grand Parade, Bath, BA2 4DF

A wonderfully light and well-presented two-bedroom apartment with allocated parking in Bath's most iconic Grade II listed landmark building, enjoying fabulous views over Pulteney Weir.

Entrance Hall | Sitting Room | Kitchen | Two bedrooms | Shower room | Allocated underground parking space | Private storage area

Situation

The Empire is exceptionally well placed in the heart of Georgian Bath and from the apartment one of the finest views in Bath is seen. The immediate surroundings include the Abbey, River Avon, Pulteney Bridge and Weir, Bath's rolling green and wooded hills and the Parade gardens. Waitrose, every type of restaurant and the central shopping areas are close by. Bath Spa railway station is a 5-minute level walk and provides trains to London Paddington (approximately 90 minutes) and Bristol Temple Meads (approximately 15 minutes).

Description

Built in 1901 as the foremost luxury hotel in Bath and subsequently commissioned and occupied by the Admiralty in 1939 until 1989. The Empire was restored to its original splendour by Pegasus, the retirement specialist. The result is a range of luxuriously appointed apartments set within one of Bath's most prominent Listed buildings.

Residents at The Empire have access to excellent additional facilities which include a drawing room, dining room, library, cinema room, snooker room, additional laundry facilities, sauna and fitness room (including table tennis). There are also three guest suites which can be rented for a nominal fee. Residents also have access to a delightful private garden with views across Bath's rooftops and Bath Abbey's spire.

This two-bedroom apartment is situated on the third floor of this elegant building. It is well presented and offers high ceilings with attractive cornicing details and high windows with cityscape views.

On entering the apartment, you are welcomed into a spacious entrance hall with an airing cupboard housing the Megaflow pressured hot water cylinder, plus an additional storage cupboard.

The main bedroom with dual aspect overlooks Pulteney Weir and the city. There is a second bedroom, also with city views and a modernised shower room with walk-in shower. The sitting room has good proportions, lots of light and an electric fire. The kitchen is fitted with plenty of wall and base units with integrated Neff appliances, to include an electric oven, hob and extractor and washing machine, as well as a Hotpoint single dishwasher and Bosch fridge-freezer.

This apartment benefits from an underground parking space, as well as a private storage area on the basement floor, which measures approximately 1m x 3m.

General Information

No onward chain.

Bath & North East Somerset Council. Council Tax Band G. EPC rating C.

Metered gas fired central heating from a communal system.

Two lifts. On-site Estate Manager.

The tenure is leasehold for the residue of a 125 year term from 1 January 1995.

Current Service Charge £3453.24 per quarter. Current Ground Rent £318.92 per quarter.

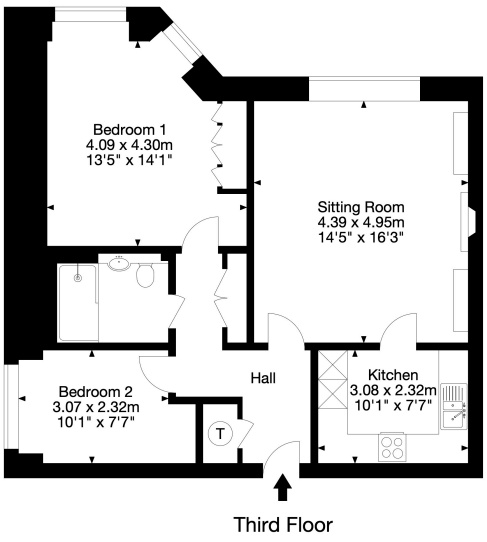
Owners of flats within The Empire have now secured the right to manage which will include controlling future service charges.

There is an Empire Owners Association (EOA) voluntary membership, the cost of which is £35 per occupant per annum.

Occupants/purchasers must be a minimum of 50 years of age. In the case of a couple, only one need meet the age restriction. No pets allowed.

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Gross Internal Area (Approx.)
71 sq m / 764 sq ft



Third Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.
Capture.

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