

whiteley helyar



970 ft²



2 bedrooms



bathroom with
shower



on-street
parking

Guide Price £325,000

Flat 5, 18 Grosvenor Place, Bath, BA1 6AX

A superb two double bedroom, period conversion top floor apartment with stunning panoramic southerly views, offered with no onward chain. The modern kitchen has the perfect spot for a table and chairs from which you can enjoy those views, whilst equally the reception room is spacious enough for both dining table and sofas.

ACCOMMODATION

sitting/dining room with wonderful southerly views
kitchen/breakfast with integrated appliances
two double bedrooms
modern bathroom with shower cubicle
separate cloakroom
central hallway with fitted storage

LOCATION

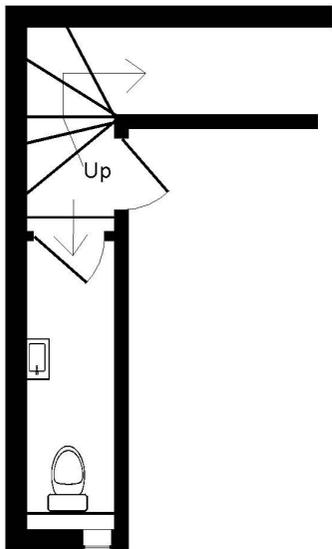
The apartment occupies a popular and handy position, peacefully situated close to the excellent range of shops and amenities in Larkhall. Lovely walks along the River Avon, the Kennet & Avon canal and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre of Bath is only a mile or so level walk away. There is a very frequent bus service into the centre of Bath, whilst easy access to the M4 is available without having to cross the city.





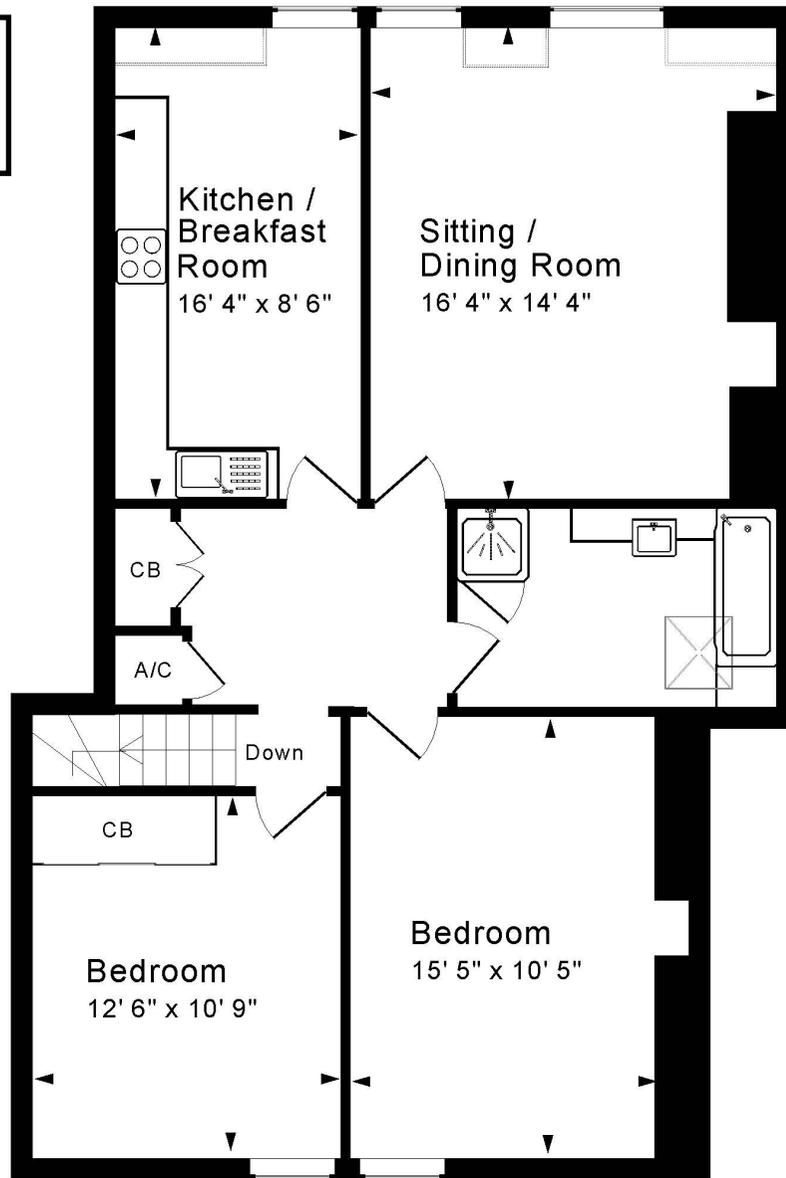
Tenure: Leasehold
Length of Lease: Remainder of 999 yrs
Service Charge: £150 per month
Council Tax Band: 'C' £1,872.94 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor

Approx. Gross Internal Floor Area 970 Sq. Ft. / 90 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0784
 Flat 5, 18 Grosvenor Place, Bath, BA1 6AX.



Top Floor

