

EST 1879

CRISP COWLEY



17 The Empire Grand Parade Bath BA2 4DF

A second floor one-bedroom apartment in Bath's most iconic Grade II listed landmark building, overlooking the communal garden

Entrance hall | Sitting room | Kitchen | Double bedroom | Shower room

The Empire is exceptionally well placed in the heart of Georgian Bath. 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).

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, extensive library, a delightful private garden, cinema, snooker room, additional laundry facilities and fitness room (including table tennis). There are also three guest suites which can be rented for a nominal fee. There is a good social side to living at The Empire which many residents enjoy, with the option of taking part in social activities and gatherings.

This one-bedroom apartment is situated on the second floor of this elegant building. The apartment offers high ceilings and tall windows enjoying views overlooking the communal garden and cityscape rooftops. On entering the apartment, you are welcomed into a spacious entrance hall with a storage cupboard and airing cupboard housing the Megaflo pressurised hot water cylinder.

To the right of the apartment is a shower room and a double bedroom with two double fitted wardrobes. The sitting room has good proportions and an electric fire. The kitchen is fitted with wall and base units with integrated Neff appliances, to include an electric oven, hob, microwave, dishwasher, washing machine and a Bosch fridge-freezer.

General Information

No onward chain.

Bath & North East Somerset Council. Council Tax Band F.

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 £3,228.08 per quarter. Current Ground Rent - £209.50 per quarter.

There is an ongoing vaults project.

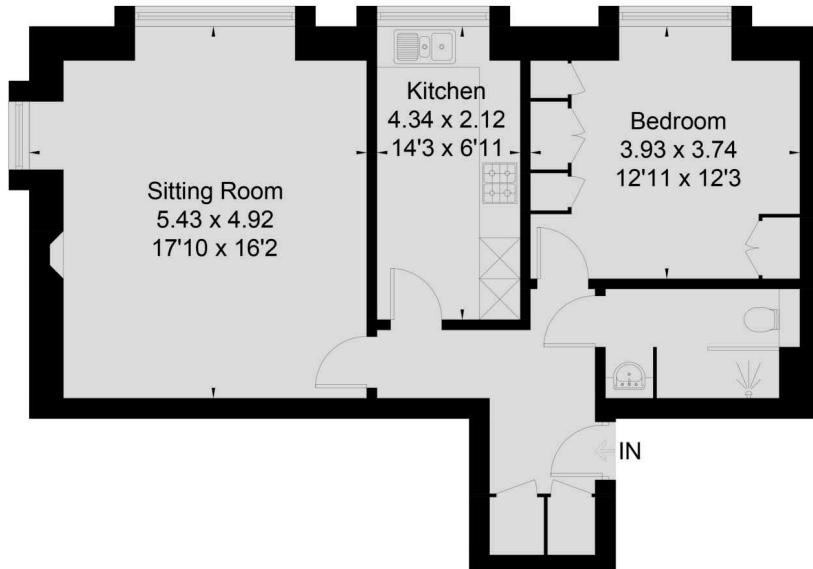
Owners of flats within The Empire have now secured the right to manage which will include controlling future service charges.

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.



Approximate Floor Area = 60.5 sq m / 651 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103285

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