

whiteley helyar



725 ft²



2 bedrooms



shower room



off street parking

Guide Price £350,000

Ground Floor Flat (flat 4), 20 Grosvenor Place, Bath, BA1 6AX

A stylish, recently refurbished and beautifully presented ground floor apartment with an allocated parking space within this sought after and convenient location. This charming flat retains several delightful features including feature fireplaces, sash windows as well as high ceilings complete with decorative cornicing.

ACCOMMODATION

communal entrance
entrance hall
cloakroom/utility (formally a shower room)
sitting/dining room

master bedroom with en-suite shower
second bedroom/study
kitchen
gas central heating system

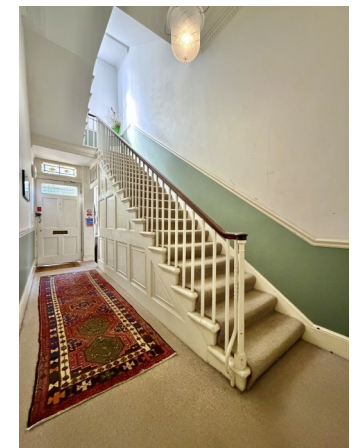
EXTERNALLY

The property benefits from an allocated parking space which is open to a leafy wood chipped corner with garden bench enclosed by greenery.

LOCATION

The apartment occupies a sought after and convenient position close to the excellent range of amenities in Larkhall. Walks along The River Avon and Kensington Meadows are within a five minute walk, whilst the centre of Bath is less than a mile level walk away. There is also a very frequent bus service into Bath and beyond, and easy vehicular access to the M4 is available without having to cross the city.

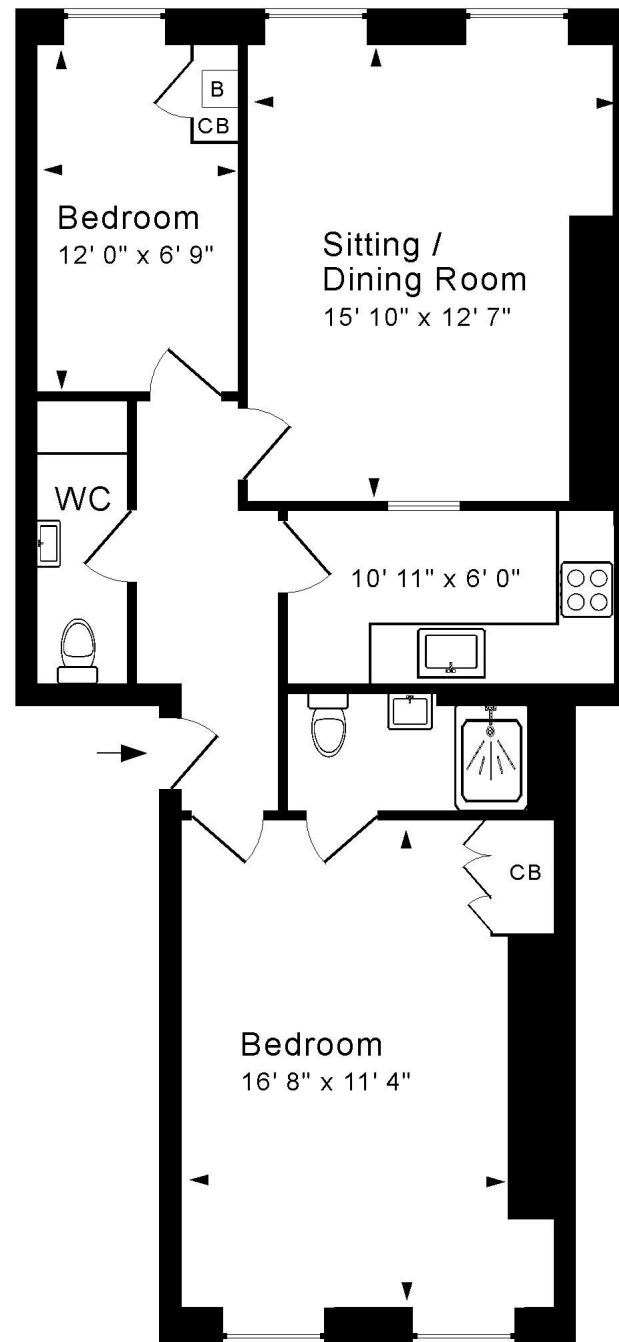






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
		80
	68	
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Tenure: Share of Freehold
Service Charge: £140 PCM
Council Tax Band: 'C' £2,066.91 (2026/2027)



Ground Floor

Approx. Gross Internal Floor Area 725 Sq. Ft. / 67 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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