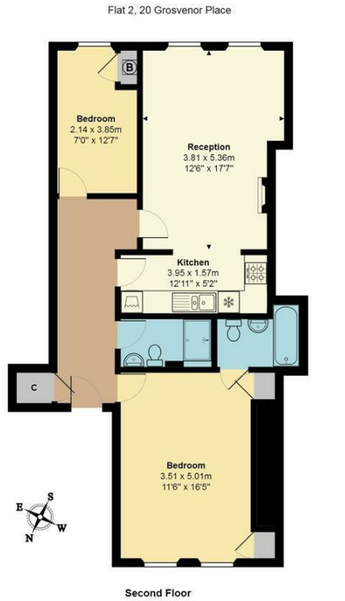
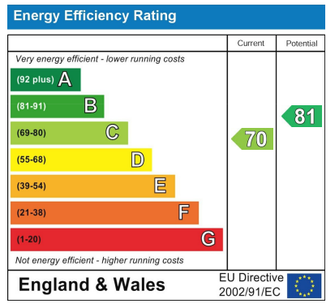
FLOOR PLAN:



Total Area: 74.9 m² ... 807 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



20, Grosvenor Place, Bath, BA1 6AX

2 Bedroom Apartment

Offers in excess of £300,000

- Grade I Listed, two Bedroom, two bathroom apartment
- Gas Central Heating
- Council Tax Band C, Leasehold. EPC rating C, Share Of Freehold
- Stylish Interior Throughout
- Free On Street Parking
- No Onward Chain

DETAILS

Spacious and light two bedroom apartment









DESCRIPTION
The Grade I listed property boasts a generous open-plan living and dining area, flowing seamlessly into a contemporary fitted kitchen. Light easily enters this room due to the property being south facing. Beautiful wooden flooring and a charming feature fireplace add character and warmth to this stylish living space. The impressive master bedroom is particularly spacious and benefits from its own en-suite bathroom, as well as a second attractive feature fireplace. The versatile second bedroom would make an ideal guest room or home office. Completing the accommodation is a further stylish and modern shower room. Directly outside the property is free on-street parking. A further benefit to this apartment, is that it is available with no onward chain.

Combining charming period features with modern comforts, this delightful apartment offers stylish living within easy reach of everything Bath and Larkhall have to offer.

LOCATION
There is free on-street parking to the front of Grosvenor Place. Plenty of local amenities can be found within walking distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath itself is less than a half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road, and stops opposite Grosvenor Place. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station.

TENURE
999 year lease commenced 1981
Share of freehold - Leasehold
Management company - HML
Management charge - £138 pcm
Ground rent £20 per annum - Not collected
Subject to change.



