

Grosvenor Place, Bath, BA1 6AX

allen & harris

welcome to

Grosvenor Place, Bath

Set within this Grade I listed Georgian Townhouse, this beautifully presented Garden Flat. Cherished by its current owner, this superb home is absolutely charming.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall/Stairway

Lounge

12' x 20' 1" (3.66m x 6.12m)

Bedroom 1

15' 4" x 11' 11" (4.67m x 3.63m)

Ensuite

Bathroom

Bedroom 2

8' 2" x 11' 10" (2.49m x 3.61m)

Kitchen

8' 2" x 11' 10" (2.49m x 3.61m)

Rear Garden

Looking for that special home that has been so elusive? This is a wonderful opportunity to purchase a Garden Flat within this distinctive Grade I Listed Georgian Townhouse in the World Heritage City of Bath. Of optimum appeal to the decerning buyer, who is looking for that dream home with the massive advantage of having a garden, which is fairly rare in the Bath.

The current owners have loved and cherished the flat, which will be clearly obvious when you walk across the threshold for the first time. Excellent size accommodation with two generous and stylish bedrooms with the master having two large Georgian windows, the bathroom suite has been very well thought out and executed to perfection. The living room and kitchen are nicely placed within the flat and the large rear garden is off of the kitchen...delightful.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Flat 2 Grosvenor Place, Bath

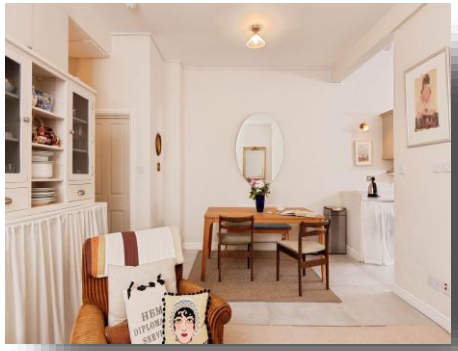
- Beautiful Garden Flat
- Delightful Presentation Throughout
- Larkhall Village Very Close By
- Superior Fitted Bathroom Suite
- Two Generous Bedrooms

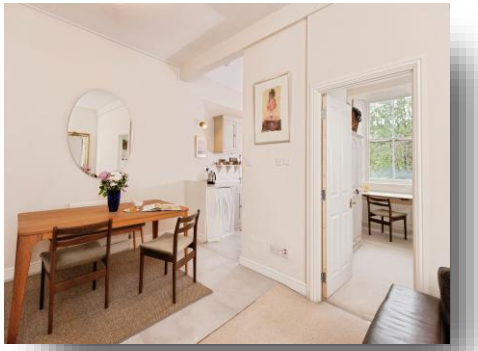
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1500.00
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105608

The Property Ombudsman

Property Ref:
LAR105608 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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