



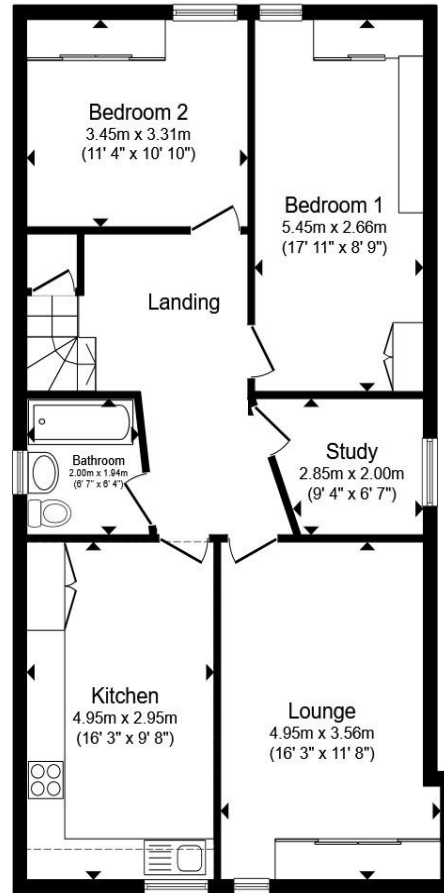
Top Floor Flat, Grosvenor Place, Bath, BA1 6BA

welcome to

Top Floor Flat, Grosvenor Place, Bath

Occupying the top floor of this Grade I listed Georgian town house, this wonderful two bedroom flat is very close to the ever popular Larkhall Village. Offered with No Chain.





Top Floor

Total floor area 79.0 m² (851 sq.ft.) approx

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.propertybox.io



Grosvenor Place is a Grade I listed Georgian town house, situated in an excellent location for Bath City Centre. Having the ever popular Larkhall Village just across the road, with its amazing independent local shops, to include a butchers, deli, cafes, post office, hardware store, several pubs, bookshop to name just a few. An ideal place to spend your weekends at home.

The M4 can be reached without crossing the city and is also an easy reach of Bath city centre (about one mile away), either by way of a pleasant walk across the meadows and along the canal towpath or along the London Road.

This top floor apartment is of definite appeal to the discerning first time buyer or for those looking for a retreat in Bath, without the bustle of the city centre, yet being close enough. Having great size accommodation throughout, this one is also offered by our clients with No Onward Chain and included in the price will be one fifth share of the Freehold. Viewing time slots now available through Allen & Harris Larkhall Branch.

welcome to

Top Floor Flat Grosvenor Place, Bath

- Set Within This Impressive Grade I Georgian Town House
- Delightful Two Bedroom Top Floor Flat
- All Windows Have Recently Been Refurbished
- Benefits From A Separate Study/Office/Visitors Bedroom
- Offered With No Chain - Move In As Quickly As You Like

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105821



Property Ref:
LAR105821 - 0002

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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