



Basement Flat Grosvenor Place, Bath, BA1 6BA

welcome to

Basement Flat, Grosvenor Place, Bath

Allen & Harris Larkhall are proud to offer this exceptional three bedroom apartment, set within an elegant Grade I listed Georgian building. Combining timeless period charm with modern comforts, the property also benefits from a lovely rear garden and parking. A truly wonderful home.



Approximate Floor Area = 161.7 sq m / 1740 sq ft
 Storage = 8.0 sq m / 86 sq ft
 Total = 169.7 sq m / 1826 sq ft



Ground Floor



Lower Ground Floor

An exceptional three-bedroom garden apartment occupying the lower floors of an elegant Georgian townhouse on the prestigious Grosvenor Place, with private parking.

This unique home combines period character with stylish modern living and offers a rare combination of generous accommodation, a private garden and off-street parking for two cars-an exceptional find so close to Bath city centre. The spacious accommodation is arranged over two floors and includes an impressive reception room with a spacious open kitchen, and three versatile bedrooms. The master bedroom features a walk-in dressing room and a recently refurbished en-suite bathroom, while a second family bathroom serves the rest of the home. A generous second double bedroom and a third bedroom provide flexible spaces to suit a range of lifestyles, whether for guests, home working or growing families. Completing the property is a separate utility room with direct access to the garden and parking.

Offering elegant Georgian charm, two bathrooms, flexible living space, a private garden and parking for two vehicles, this is a rare opportunity to own one of Bath's most desirable garden flat in an outstanding location.

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.



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 #110272

welcome to

Basement Flat, Grosvenor Place, Bath

- Beautifully Presented & Impressive Home
- Set Within A Georgian Grade I listed Building
- Offering Large Very Flexible Accommodation
- Three Bedrooms (Or Two With A Study)
- Incredible Living Room With Fitted Kitchen/Dining Room Off

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 8.80

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£780,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105849



Property Ref:
LAR105849 - 0012

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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