



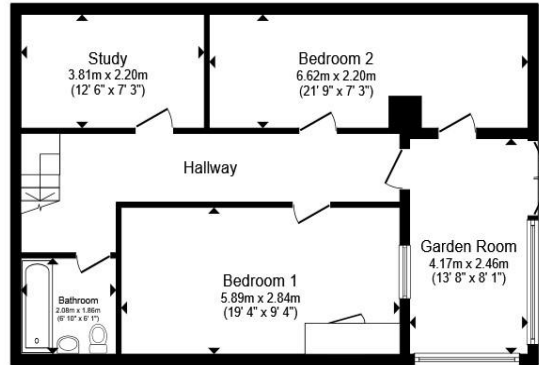
Grosvenor Place, Bath, BA1 6AX

welcome to

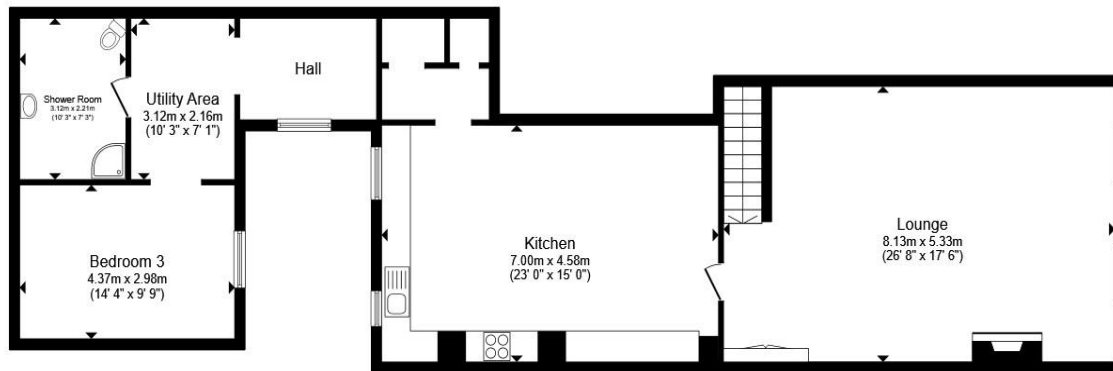
Grosvenor Place, Bath

Allen & Harris Larkhall present this wonderful opportunity to purchase a slice of Georgian History. The Lower House is set in a Grade I Listed Building. Internal viewing is a must.





Lower Ground Floor



Ground Floor

Total floor area 183.3 m² (1,973 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



The Lower House is set in this wonderful Georgian Grade I Listed building. Set across the road from Larkhall Village Grosvenor Place is an imposing piece of architecture from the cobbled street to the front. Steps down take you to the front door with large entrance vestibule with room for seating, two storage cupboards, utility area leading to the front bathroom (can be utilised for the bedroom 3 as a guest bathroom) and bedroom 3. The fitted kitchen/dining room is set in the place you would find the original Georgian kitchen, this is a delightful room full of past history for sure. Then you move towards the living room (with lobby having stairs down to the next level) which is a lovely room with high ceilings and large Georgian windows to the rear. The lower ground level has bedrooms 1 & 2, a study and a further bathroom suite. The rear garden room is an absolute delight with doors on to the rear south facing garden area for sole use of the property. There is an allocated parking space at the rear, fairly rare in Bath.

Overall we strongly advise that you book a time to look at this property to fully appreciate how genuinely wonderful this home is and all that it has to offer its new owner.

welcome to

Grosvenor Place, Bath

- Set Within A Large Grade I Listed Georgian Town House
- The Lower House Is A Beautiful Maisonette
- Vast Accommodation With Three Bedrooms
- Fitted Kitchen In The Old Georgian Kitchen Area
- Living Room With High Ceilings & Large Georgian Windows

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£600,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/LAR105262](https://www.allenandharris.co.uk/Property/LAR105262)



Property Ref:
LAR105262 - 0002

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allen & harris



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