



**£1,950 Per month**

## **Grove Street, Bath, BA2**

  
**ASPIRE**  
— TO MOVE —

A spacious three-bedroom apartment that has recently been redecorated and recarpeted throughout, offering well-presented accommodation in a highly convenient central Bath location. The property is offered unfurnished and is available for immediate occupancy.

Northanger Court is situated on Grove Street, just moments from the iconic Pulteney Bridge and within easy walking distance of Bath city centre. Residents can enjoy an excellent range of shopping, dining, and cultural amenities, while Waitrose supermarket is located less than a five-minute walk away.

The property also benefits from proximity to a number of attractive green spaces, including Henrietta Park and the Recreation Ground. Bath Spa railway station is approximately a ten-minute walk, providing excellent transport links. For those who enjoy walking and cycling, the nearby Kennet & Avon Canal towpath offers a scenic route towards Bathampton and the surrounding countryside.

 01225 444 333

 [aspiretomove.co.uk](https://aspiretomove.co.uk)

 [info@aspiretomove.co.uk](mailto:info@aspiretomove.co.uk)

# About the property

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## Three-Bedroom Second-Floor Apartment with Lift Access, Communal Gardens and River Views

A well-presented three-bedroom second-floor apartment, recently redecorated and recarpeted throughout, situated within a desirable residential development with lift access, attractive communal gardens, and views towards the river.

The property is accessed via a secure communal entrance with both stairs and lift serving the second floor. The accommodation comprises a welcoming entrance hallway, a newly fitted family bathroom featuring a bath with shower over, vanity unit, wash hand basin, and WC.

The contemporary galley-style kitchen is fitted with a range of wall and base units and includes a fridge-freezer, double oven and grill, and an integrated Miele washer/dryer.

The spacious living room benefits from large windows overlooking the well-maintained communal gardens and river beyond, providing an abundance of natural light. There are three bedrooms, including a principal bedroom with extensive built-in storage and an en-suite shower room. The second bedroom is a generous double with a fitted wardrobe, while the third bedroom is a well-proportioned single room, ideal as a bedroom, nursery, or home office.

Additional benefits include an allocated, covered parking space, useful storage cupboard within the hallway, access to beautifully maintained communal gardens, a convenient communal bin store, and eligibility for two Zone 1 parking permits.

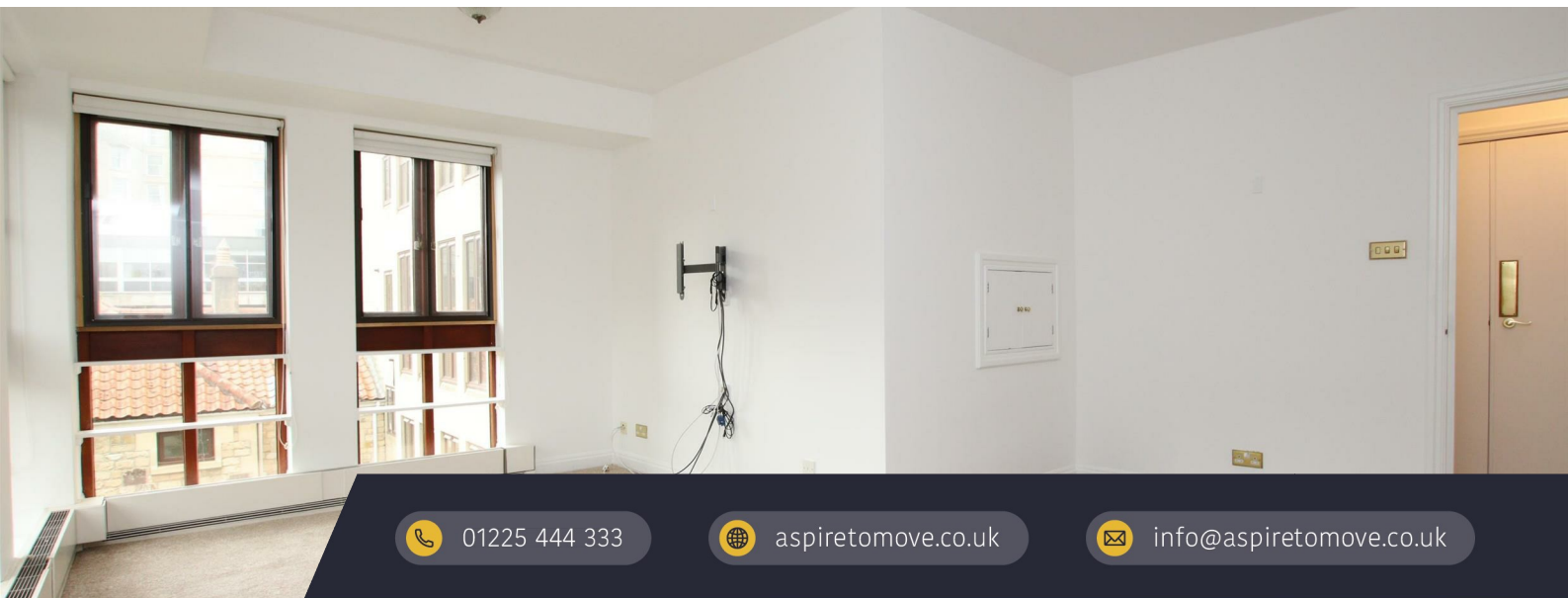
Offered unfurnished and available for immediate occupancy.

Council Tax Band F – £3,358.72 per annum.

**Council tax band: F**

**£1,950 Per month**

- Three-bedroom apartment
- Available for immediate occupancy
- Approximately 10 minutes' walk to Bath Spa railway station
- Offered unfurnished
- One allocated parking space and Zone 1 parking permits available
- Recently redecorated and recarpeted throughout
- Situated within Northanger Court on Grove Street
- Easy access to Bath's shopping, dining, and cultural amenities
- Council tax band F: £3,358.72 per annum
- Holding deposit: £450



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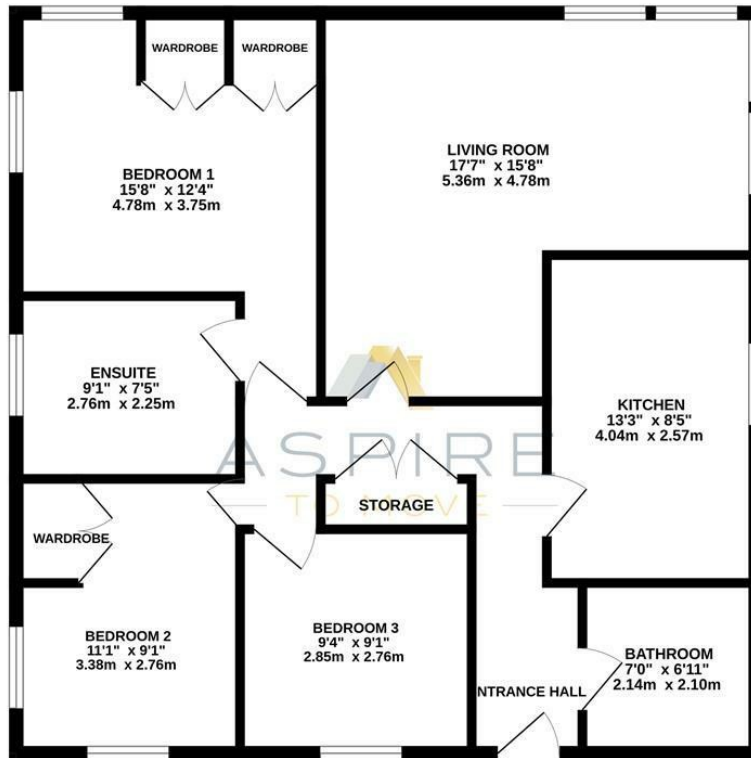
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# Floor Plan

SECOND FLOOR  
894 sq.ft. (83.0 sq.m.) approx.



NORTHANGER COURT, BATH, BA2

TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 82                      | 82        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |