WentWorth
Estate Agents

Flat 1 Ground Floor Front, 2 Grosvenor Place, Lambridge, Bath, BA1 6AX

- Ground Floor Studio Flat
- Situated within an impressive Grade II listed building
- Light and Airy Living
- Kitchenette and Shower Module
- Superb Location for Local Amenities and M4
- Ideal Investment or First Time Buy
- Sold with No Onward Chain

Price guide £85,000

Location
Grosvenor Place is a listed Georgian terrace located on the East of the City, on the popular London Road offering unrestricted parking, affording great commuter links for those needing direct access to the M4 motorway and neighbouring towns and villages. There are a fantastic selection of amenities situated in the cosmopolitan area of Larkhall as well as a large supermarket close by. The City centre is an easy, level walk and offers an abundance of cultural activities, shopping outlets and restaurants. Bath Spa Station is easily accessible and there is a direct line to London Paddington.

Internal Description
This charming bijou studio flat is entered by way of a communal hallway and is found on the ground floor. Once inside you will be greeted by a light filled room with an impressive fireplace as a focal feature. The two sash windows to the front allow for plenty of natural light. With space for living room furniture, bed and having two useful storage cupboards. The kitchenette is neatly tucked behind cupboard doors and there is a modular shower room.

External Description
This impressive building is situated parallel to the London Road and allows for easy commuting to the M4. The entrance to the building is flanked by iron railings, adding to the attractive frontage.

Additional Information
Tenure: Leasehold
Lease Years Remaining: Circa 986 years
Service Charge: Approx: £461 per annum
Council Tax Band: A
Local Authority: Bath and North East Somerset
EPC Rating: E

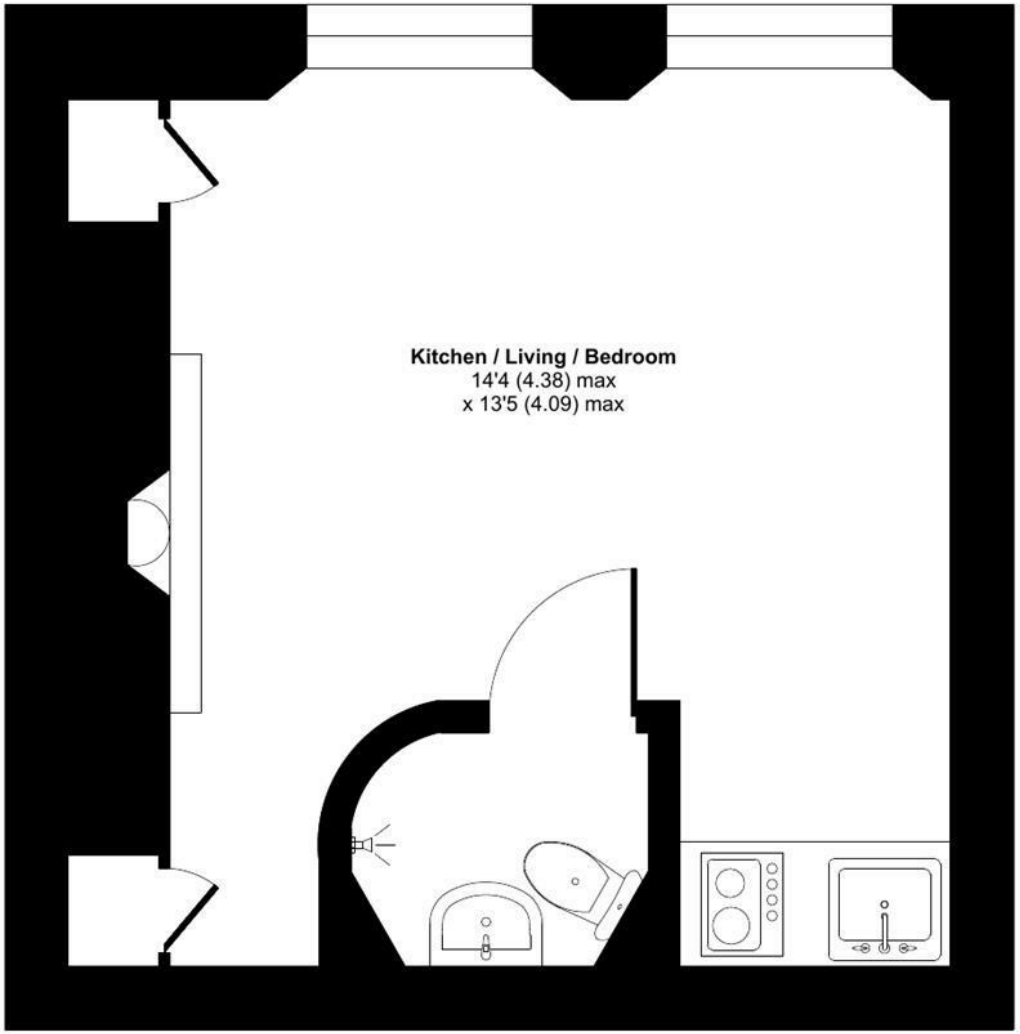
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

Agents Note
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Grosvenor Place, Bath, BA1

Approximate Area = 174 sq ft / 16.1 sq m

For identification only - Not to scale

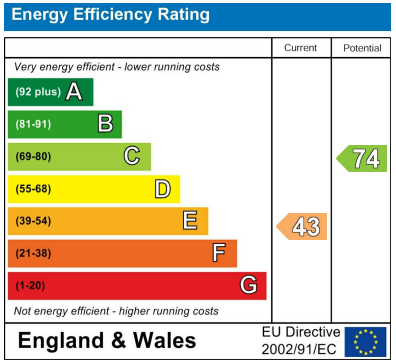


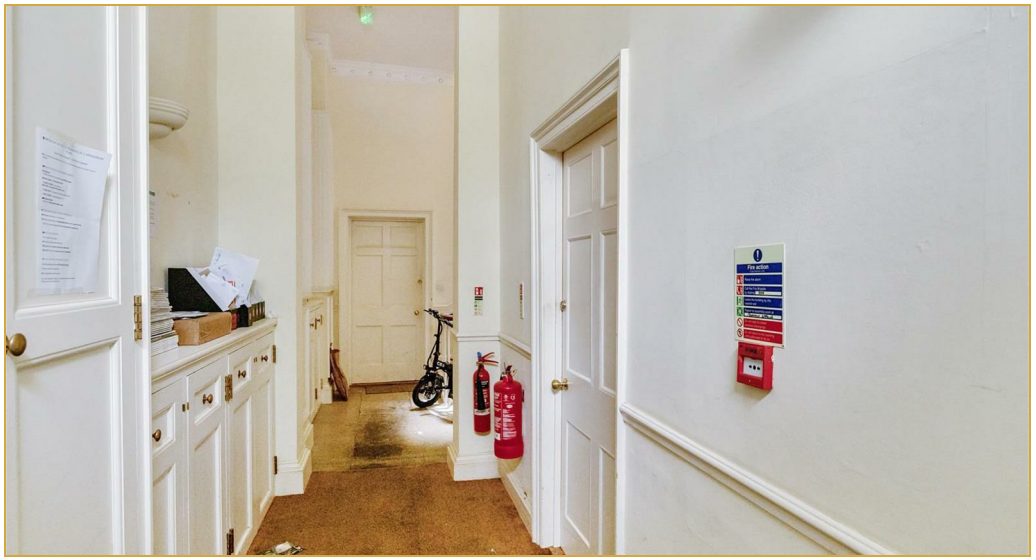
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1471996

© nichecom 2026.

WentWorth Estate Agents





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

WentWorth
Estate Agents