

Approximate Gross Internal Area = 141.8 sq m / 1526 sq ft

room

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

ESTATE AGENT
IN SOUTH WEST
SOMERSET

ESTATE AGENT
IN BATH

LETTING AGENT
IN SOUTH WEST
SOMERSET

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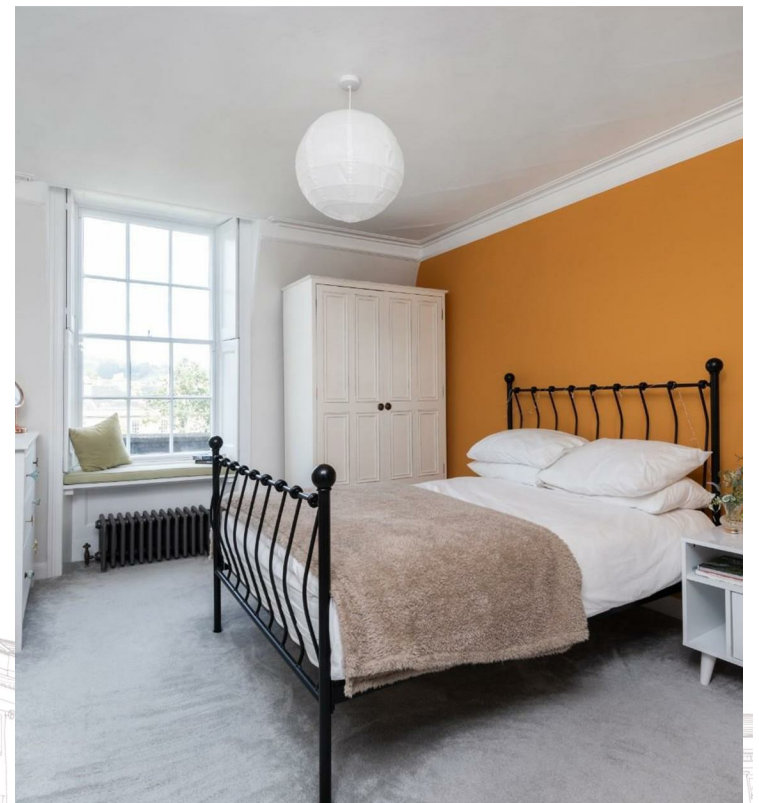
FOR SALE

GROSVENOR PLACE, BATH
BA1 6AX

3 BEDROOM APARTMENT

GUIDE PRICE
£650,000

- An exquisite top floor apartment forming part of a magnificent Grade I Listing building
- Kitchen/diner, living room, study, three bedrooms, two ensuites, bathroom
- Within easy reach of Larkhall village and the city centre, far reaching views
- Sympathetically modernised to a high standard with no onward chain
- Allocated off road parking space, plus free on street parking
- Council tax band D. EPC exempt as listed. Leasehold, share of freehold.



DESCRIPTION
This impressive top-floor apartment is part of an elegant Grade I Listed townhouse. The charming residence has been thoughtfully updated in recent years, featuring high-quality fittings and materials that complement its period features. The accommodation is bathed in natural light and boasts expansive southerly views at the rear.

Access to the apartment is through a beautifully maintained communal entrance with a stunning cantilever staircase. Inside, you will find a spacious living room with a feature fireplace, and a contemporary kitchen/diner that includes a built-in seating area along with an extensive range of fitted cupboards and appliances.

The apartment comprises three double bedrooms, two of which have their own ensuite facilities. Additionally, there is a luxury bathroom complete with a freestanding bath and a separate shower, as well as a versatile study that can serve as a fourth bedroom.

LOCATION
The property is located amongst an abundance of local amenities on London Road which include a Morrisons supermarket, delicatessen, coffee shop, refill green grocers, veterinary clinic, pubs and post office along with independent galleries, furniture shops and a petrol station. There is nearby access to the River Avon and

Kennet & Avon Canal for walking and cycling. There are also some excellent state and independent schools within easy reach which include St Saviour's and St Mark's Schools in Larkhall, St Stephen's Primary School, Kingswood and The Royal High Schools in Lansdown and King Edward's Schools on North Road. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath itself is less than a half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road, and stops opposite Grosvenor Place. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station.

Tenure
Leasehold, Share of Freehold
999 years commenced 1st August 1999
Management company - 13 Grosvenor Place (Bath)
Management Company
Management Fee - £200pcm - subject to change.