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LETTINGS

01225 303 870

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lettings@theapartmentcompany.co.uk  
www.theapartmentcompany.co.uk



## THE APARTMENT COMPANY®



### Grosvenor Place

#### Attractive second floor apartment

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We are proud to bring to market this well presented second floor apartment in the beautiful Georgian terrace of Grosvenor Place. This charming apartment comprises of large sitting room with great views, modern kitchen, double bedroom and bathroom. This property would make a great investment or first home. Located on the East side of the city, providing easy access to the M4 and being only a short walk to the city centre this property is expected to attract considerable interest. Early viewings come highly recommended.

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£230,000 to £260,000

# Bright and welcoming one-bedroom apartment

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Grade I listed | Georgian | Second floor | One double bedroom | Good decorative order | Close to local amenities | Approx 494 Sq. Ft.

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## ENTRANCE HALL

Large understairs cupboard housing washer dryer and shelving. Entry phone. Wall mounted radiator. Fusebox

## SITTING ROOM

**20' 0" x 13' 9" (6.1m x 4.19m)**

Two large sash windows to rear elevation with working shutters. Feature fireplace with working electric fire. Three wall mounted radiators. TV and telephone point.

## KITCHEN

**8' 0" x 4' 4" (2.44m x 1.32m)**

Range of base units with worktops over. Oven with four ring electric induction hob with stainless steel and glass extractor fan above. Undercounter fridge/freezer. Dishwasher. Stainless steel sink with mixer tap over. Wall mounted plate rack. Tiled splash prone areas.

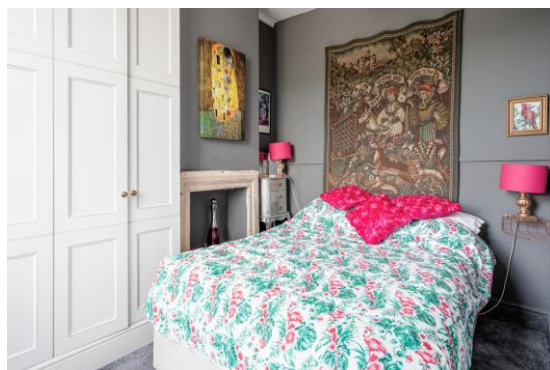
## BEDROOM

**10' 6" x 8' 0" (3.2m x 2.44m)**

Two large double door wardrobes- one housing boiler. Sash window to rear elevation with working shutters. Feature fireplace.

## BATHROOM

Modern white suite comprising of walk-in shower with glass sliding screen, pedestal wash hand basin with storage beneath and vanity mirror above, low level WC. Heated towel rail. Extractor fan. Tiled floor to ceiling.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Years Remaining: Circa 900  
Management Company: 34 Grosvenor Place  
Management Company  
Service Charge: £724.20  
Ground Rent: N/A  
Council Tax Band: B  
Local Authority: Bath and North East Somerset  
Parking: On street

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
4 Queen Street  
Bath  
BA1 1HE



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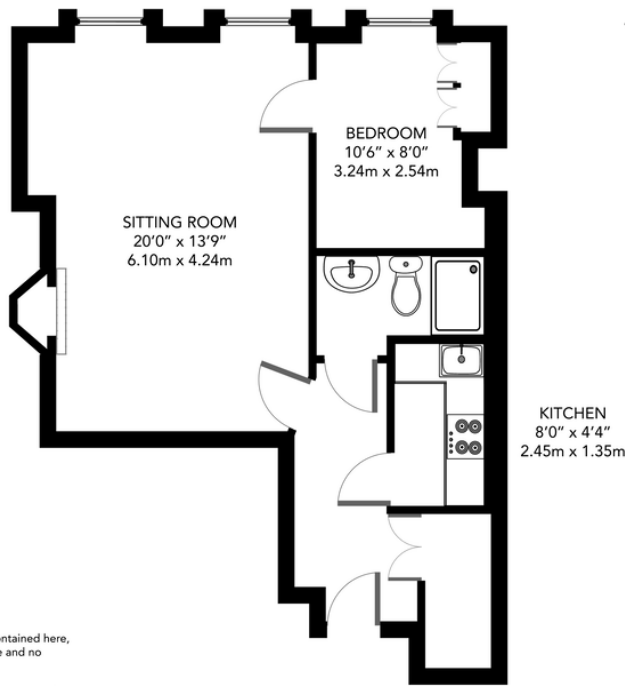
**THE APARTMENT  
 COMPANY®**



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 The Apartment Specialists

**Second Floor Apartment, Grosvenor Place, Bath, BA1 6BA**  
 Total Area: 494 sq.ft. (45.9 sq.m.)

**SECOND FLOOR**



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 such 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. Focus Property Marketing 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Grosvenor Place**

Grosvenor Place, Bath, BA1 6BA

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