THE APARTMENT COMPANY®
20TH ANNIVERSARY

Northanger Court, Grove Street

- Stunning Penthouse style apartment with 3 bedrooms
- Beautifully presented
- Viewing highly recommended
- Well maintained Communal Gardens
- Triple Glazing and Gas Central Heating
- South Facing Living with views across City
- Styled over 2 floors with mezzanine
- Super energy efficient EPC Rating B
- Lift Access and Garage Parking
- EnSuite Bathroom and EnSuite Shower Room

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Offers In The Region Of £650,000

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A beautifully presented maisonette-style penthouse apartment in a sought-after central Bath location.

This modern home features three spacious double bedrooms, including a striking mezzanine-style room and two stylish en-suites. The property boasts a galleried hallway with sleek glass bannisters, a south-facing living area with breathtaking views toward the Empire and the Bath skyline, and an impressive EPC rating of B.

Additional highlights include lift access straight to your front door, allocated parking within the electric garage, well-kept communal gardens and contemporary finishes throughout.

Council Tax Band F BANES
EPC Rating B
Tenure Leasehold 999 years with 956 years remaining
Ground Rent £50 per annum
Service Charge Approx. £4,000 per annum

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Entrance Hall
12'6 x 12'3
Double glazed window with secondary glazing, two radiators, stairs to first floor, doors to:

Bedroom
11'0 x 14'1
Double glazed window with secondary glazing, radiator, door to:

EnSuite
6'4 x 7'10
Heated towel rail, wc and wash hand basin with cupboard under and worktop over, walk in shower with rainforest shower and handheld shower, auto lights

Kitchen
18'1 x 7'6
A range of matching wall, drawer and base units with worktop over, built in double oven, hob with cooker hood over, undermount sink with spray tap, freestanding fridge freezer, radiator, two double glazed windows with secondary glazing

Living Room
16'6 x 11'4
Four double glazed windows with secondary glazing, two radiators

W.C
6'4 x 5'1
Wc, built in cupboards with worktop over, wash hand basin, plumbing for washer / dryer

Bedroom
10'8 x 12'1
Double glazed window with secondary glazing, radiator, built in storage cupboards

Bedroom
21'10 x 17'11
Stairs with wooden frame and glass balustrades, two velux windows, two deep storage cupboards into the eaves, two radiators, door to:

EnSuite
5'7 x 8'6
Heated towel rail, storage cupboard, extractor fan, wc, wash hand basin, bath with shower over, fixed window, wall mounted demisting mirror with lighting

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