

 Peter Greateorex

Flat 16, Caxton Court Grove Street, Bath, BA2 6PN

Offers In Excess Of £300,000









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# Flat 16, Caxton Court Grove Street

Bath, BA2 6PN

- Central location
- First floor apartment
- En suite to master bedroom
- Gas central heating
- EPC rating C
- Two bedrooms
- Lift access
- Permit parking
- Beautiful communal gardens
- No onward chain

A spacious and well-presented two-bedroom first-floor apartment with lift access, set in a central location and offered with no onward chain. The property enjoys beautifully maintained communal gardens and permit parking.

The accommodation comprises a bright dual-aspect living room, a generous kitchen/diner, two comfortable bedrooms and a family bathroom. The apartment is energy efficient with an EPC rating of C and further benefits from new carpets throughout, gas central heating and double glazing.

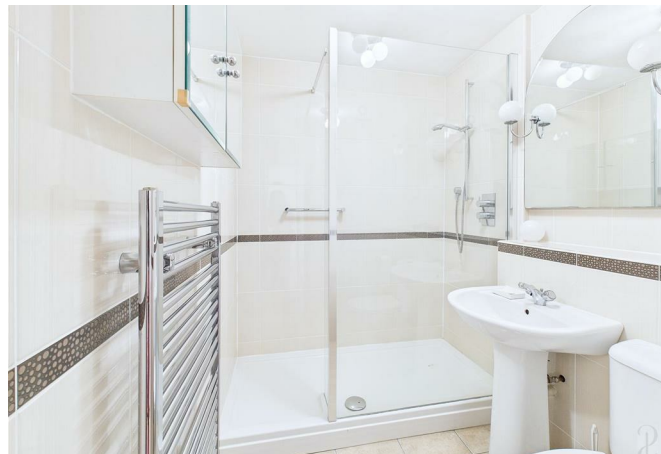
Ideally positioned within easy reach of local shops, cafés, restaurants and bars, the property is a short walk from Bath Recreation Ground and the tranquil Henrietta Park. Bath Spa station is conveniently located just 0.5 miles away, making this an excellent choice for owner-occupiers or investors alike.

Tenure: Leasehold with share of freehold

Service charge: £2,656 pa

Council Tax Band D

EPC rating C.



## Hall

Kitchen 9'1" x 15'3" (2.78m x 4.67m)

Shower room 6'5" x 5'7" (1.98m x 1.71m)

Bedroom 9'10" x 12'7" (3.02m x 3.84m)

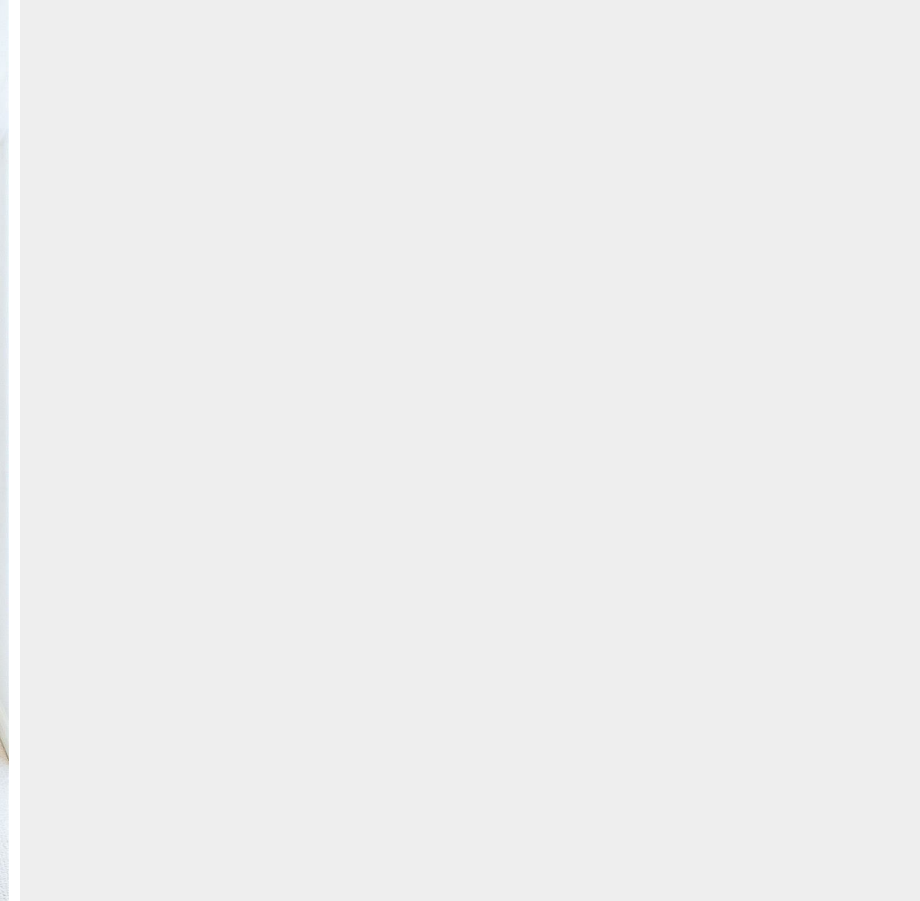
En suite

Bedroom 6'10" x 12'4" (2.09m x 3.78m)

Living room 13'2" x 16'3" (4.02m x 4.97m)

Communal gardens

Buyer Verification Checks



Directions





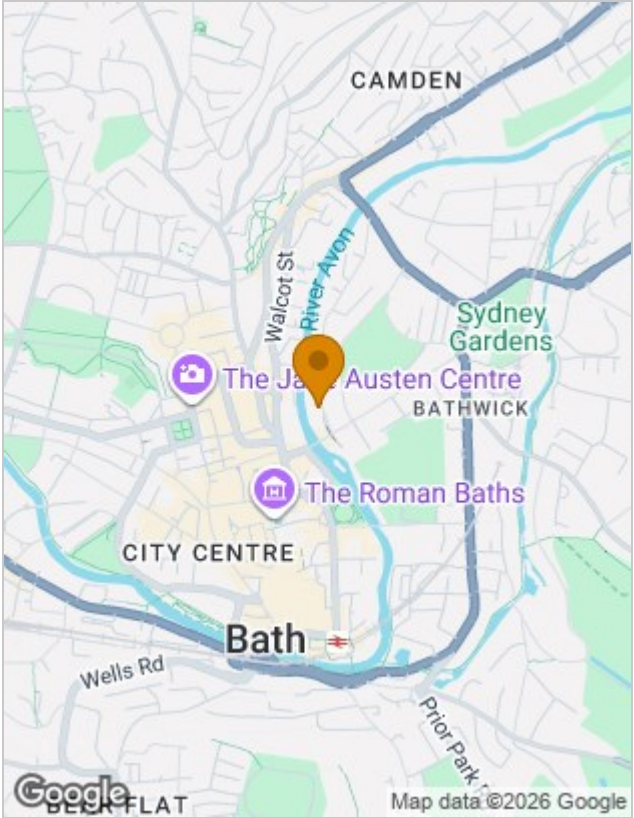




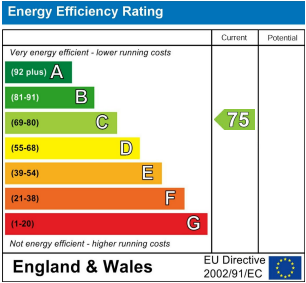
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Bath Office on 01225 904999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.