



## Grosvenor Place, Somerset, BA1

£395,000 *Share of Freehold*

2  1  1 

A delightful 2 bedroom top floor apartment in this Grade II Listed Georgian Townhouse in Grosvenor Place, Bath.

The apartment is accessed via private entrance at the top of the communal staircase. This in turn leads to a private staircase up to the top level where there is a hallway again with skylights illuminating the space. The accommodation comprises 2 double bedrooms situated at

### KEY FEATURES

- Grade I Listed
- 2 Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Residents parking available



Bath

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the front and rear of the apartment, a spacious living room/dining room, a modern kitchen with skylights and a range of wall and base units and plumbing for a washing machine, an extractor hood over a range cooker.

Council Tax Band C

Bath & Northeast Somerset

**BROADBAND:** Standard and superfast broadband is available at the property although applicants should check it is suitable for their requirements.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ba24bp&uprn=100121175093>

**MOBILE SIGNAL:** Variable coverage across major networks. Applicants are encouraged to check coverage with their own chosen provider.

<https://www.ofcom.org.uk/mobile-coverage-checker>





## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 969 years remaining

**Service Charge:** £150 per month

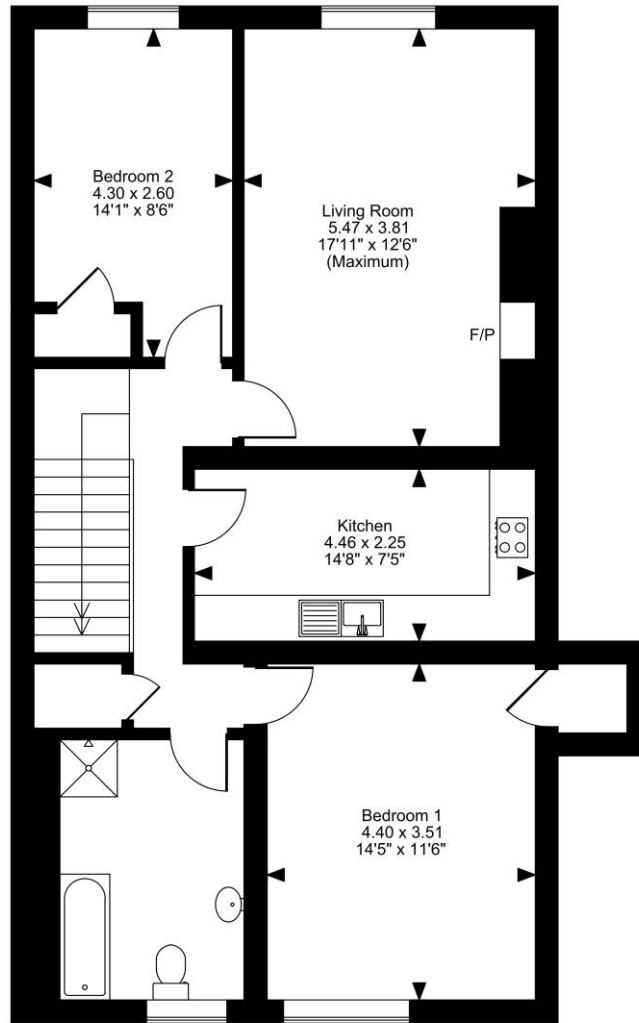
**Council Tax Band:** C

**EPC rating:** C

**Services:** We are advised that all mains services are connected.



Grosvenor Place, Bath  
Approximate Gross Internal Area  
897 Sq Ft/83 Sq M

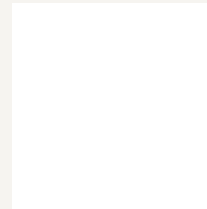


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The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT230183>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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