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**COBB
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Bath & Bradford on Avon

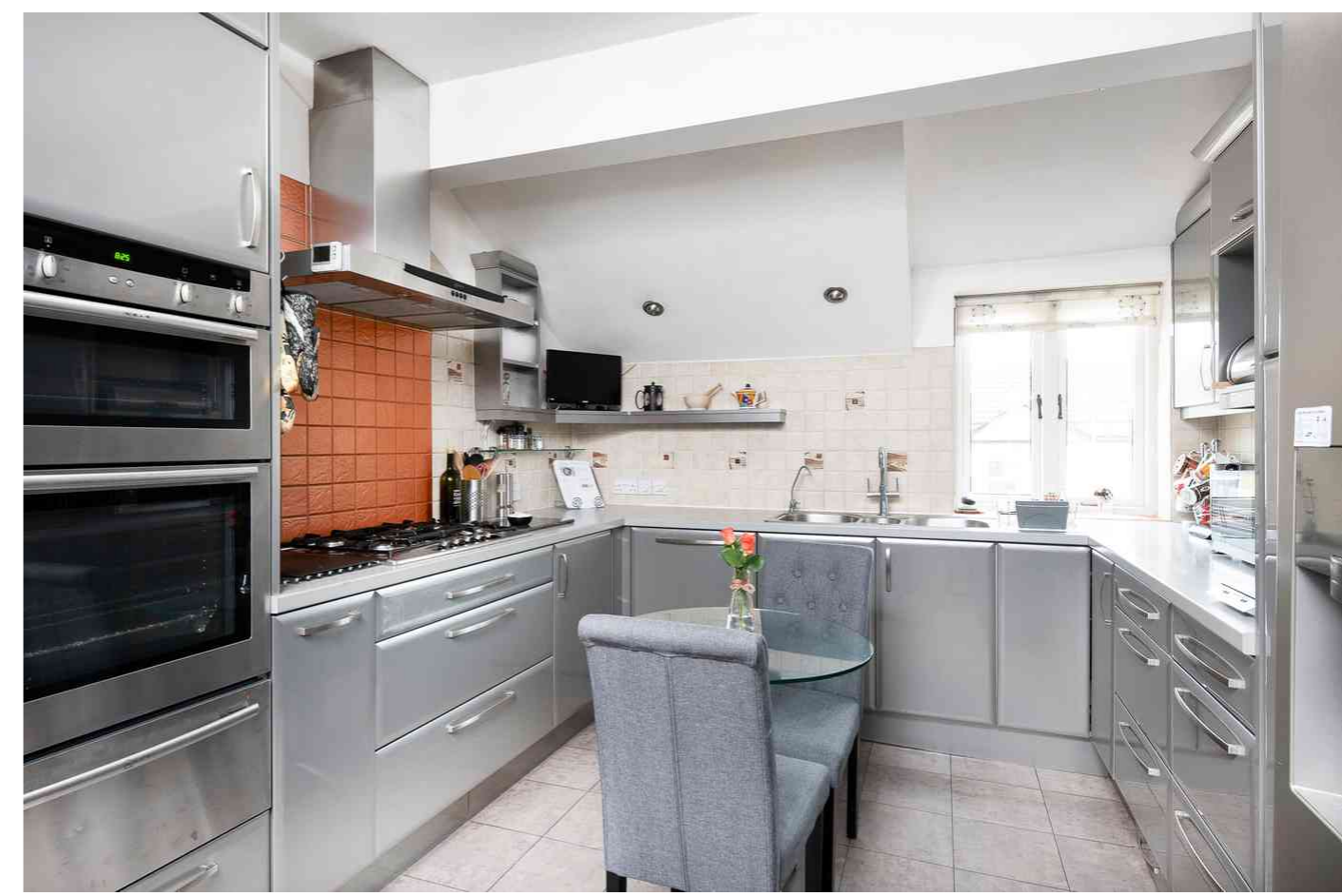
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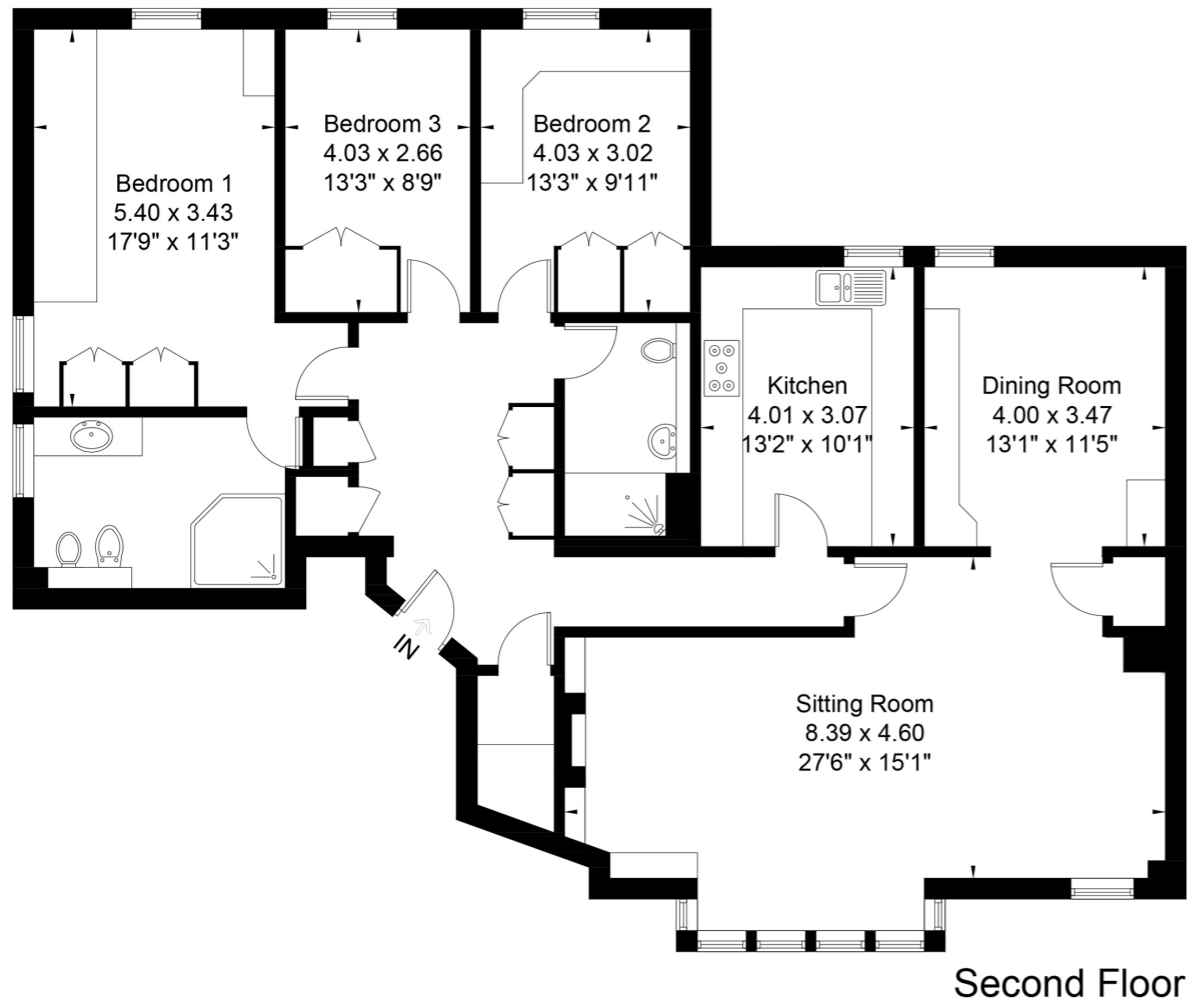
Residential Sales



Grove Street, Bath



35 Northanger Court, Grove Street, Bath, BA2 6PE
Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft



35 Northanger Court
Grove Street
Bath
BA2 6PE

Originally designed as two apartments – therefore exceptionally generous in size and a super opportunity to acquire this city centre property with river views, 2x covered and secure parking spaces, communal gardens and no onward chain.

Tenure: Leasehold

£795,000





Situation

Grove Street is a quiet, central location set just off the world famous Great Pulteney Street, Pulteney Bridge and just a few minutes from waitrose.

The UNESCO World Heritage City of Bath is within a short level walk and provides a wonderful array of chain and independent shopping outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities, which include a world-famous international music and literary festival, many pre-London shows at The Theatre Royal, The Roman Baths and Pump Rooms, along with The One Royal Crescent and Holburne Museums.

Many excellent state and independent schools are also within a short level walk which include the nearby award winning St Mary's Bathwick and Widcombe Primary Schools along with King Edwards School on North Road.

World Class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, which is a short level walk from the property. The M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Leasehold – 999 years from 25th March 1982

Management Company: BNS property management

Management Charges: £7,142.27 per annum (2023)

Council Tax Band: F

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Description

Apartment 35 is located on the top floor of this sought-after development just a few minutes walk from the city centre.

Originally designed as two apartments, number 35 is a single spacious property since it was built and offers 3 bedrooms, ensuite facilities, double sitting room, separate dining room, fully fitted kitchen, utility space and generous storage.

Externally, there are communal gardens siding onto the river with various seating areas and unusually two covered, and secure parking spaces accessed from an electronic roller door.

There is a useful lift in the building with access to all levels. The carpeted and recently refurbished communal areas access the terraces from the ground floor.

Cobb Farr would highly recommend a viewing of this property to appreciate the space and location.

Accommodation

Ground Floor

Communal Entrance Halls

With stairs rising to the second floor and lift accessing all floors.

Second Floor

Door through to apartment 35:

Hallway

With doors to all bedrooms, utility, kitchen and sitting room, range of cupboards with one housing the boiler.

Bedroom 1

Being dual aspect to front and side, 2 radiators, range of built in wardrobes and door through to en-suite.

En-Suite

Comprising low flush WC with concealed cistern, bidet, vanity unit set on plinth with inset wash hand basin, mixer tap, part tiled walls, side aspect wooden framed window, water heated ladder style towel rail, downlighting, extractor fan, large walk-in glazed shower area, thermostatic and flow controls, chrome riser shower with monsoon shower head and telephone shower attachment.

Bedroom 2

With front aspect wooden framed window, range of cupboards, drawers and built in work desk.

Bedroom 3

With front aspect, built in wardrobe and various handmade shelving.

Wet Room

With wall hung WC, wash hand basin, mixer tap, walk in shower area, wall mounted Mira digitally controlled shower, glazed shower screen, part tiled walls, shaver light, extractor fan and ladder style towel rail.

Utility Room

With washing machine, vinyl flooring, part tiled walls, low level and eye level cupboards, extractor fan and work surface.

Kitchen

With a range of gloss fronted grey units with American style fridge/freezer, high level NEFF double oven, plate warming drawer, pull out larder, built in dishwasher, 2 ½ bowl stainless steel sink with mixer tap, drainer, drinking water and waste disposal unit, 5 ring NEFF gas burning hob with stainless steel extractor, light above, part tiled walls, vinyl flooring and wooden framed window to front aspect.

Sitting Room

With a fine view over the river Avon, inset wall mounted TV recess, faux fire, radiators, window, storage cupboard and open archway through to dining room.

Dining Room

With window to front aspect, radiator and range of built in handmade units.

Externally

There is an electrically operated roller door which gives access to the parking area with glazed atrium, 2 parking spaces (118 & 119), lift access to the parking level and from the garage there is a door out into the communal gardens.

With a range of Hollies, Lavenders, Ivies with 2 separate terraces and backing onto the river. There is also a terrace to the front at first floor level.