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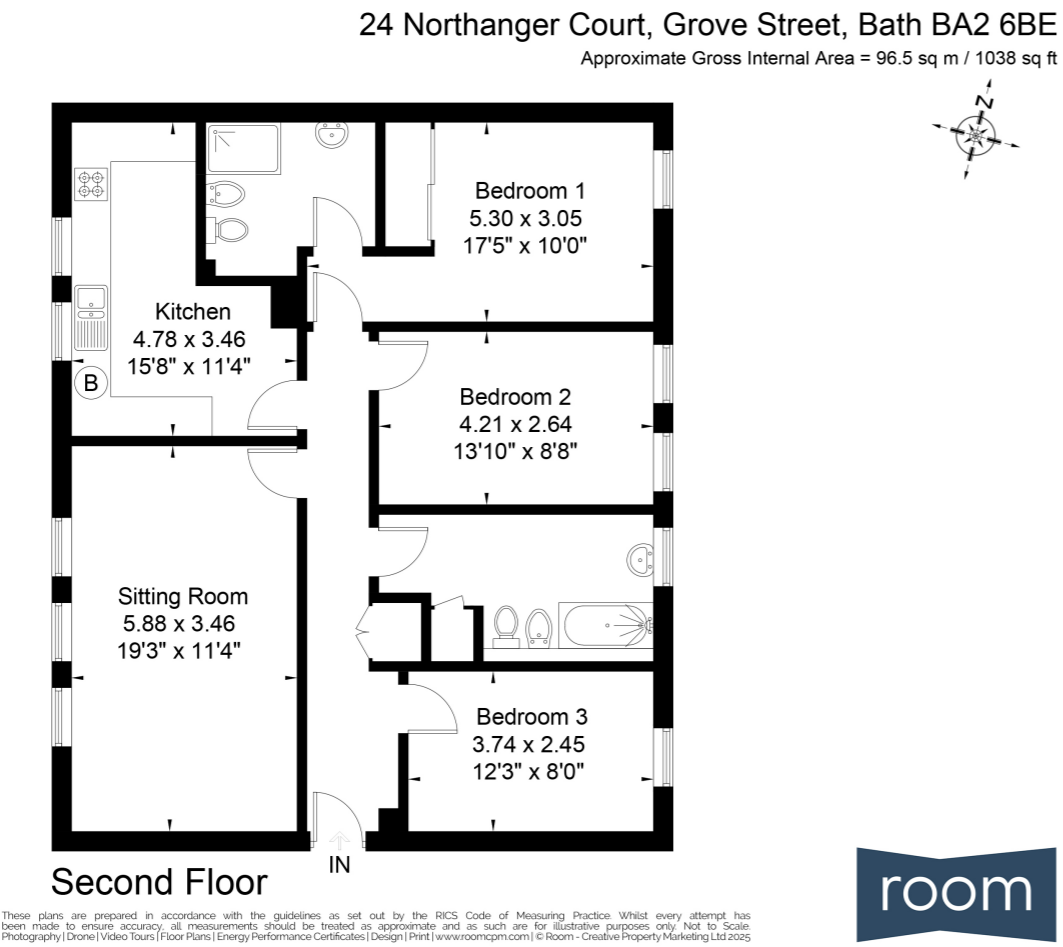
Bath & Bradford on Avon

Residential Sales



Grove Street, Bath





24 Northanger Court
Grove Street
Bath
BA2 6PE

A spacious 3 bedroom apartment, in need of some modernisation, with private parking, well-manicured communal grounds and within a level stroll of Bath city centre.

Tenure: Freehold

£495,000

Situation

Grove Street is set in a quiet, central location and only a short level stroll from the world famous Pulteney Bridge, Laura Place, Holburne Museum and Bath city centre. There are a number of beautiful parks within easy reach along with Bath Spa railway station.

Bath offers a fine selection of restaurants, cafes and wine bars, a wonderful selection of chain and independent retail outlets along with many cultural activities which include a world-famous international music and literary festival, the attractions at The Pump Rooms and Roman Baths, The Abbey and several notable museums and art galleries.

World-class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University. The beautiful Parade Gardens and Pulteney Weir are on the doorstep and the famous Pulteney Bridge is a 5-minute walk away.

There are also many excellent state and independent schools within easy reach which include King Edward's Schools on North Road, Prior Park College, Monkton Combe School and Ralph Allen in Combe Down and The Paragon and Widcombe infants' schools in Widcombe.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway junction 18 is 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: SPG Property
Management Charges: £1,955.15 per half year
Council Tax Band: F – £3,198.78

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Description

Northanger Court is an attractive riverside development of private apartments located in the heart of central Bath. All apartments have private parking, lift access to all floors and the use of beautifully manicured and well-maintained communal gardens and sun terraces.

Apartment 24 is on the second floor and offers particularly spacious accommodation with an attractive riverside aspect. The property needs modernization throughout but offers a blank canvas and the opportunity to add value.

The accommodation comprises a large master bedroom with built-in storage and an en-suite shower room, 2 further double bedrooms, a family bathroom, a large kitchen breakfast room and sitting room.

Accommodation

Ground Floor

Entered through elegant and well-maintained entrance halls with a lift that rises to the first floor.

Second Floor

Entrance Hall

With fitted carpet, radiator, wall mounted intercom system, large, fitted wardrobe, small recess, door to water valve and trip switches.

Sitting Room

With fitted carpet, 2 radiators, 3 floor to ceiling casement windows to river and communal garden aspect, 4 wall mounted lights, 2 ceiling lights and hatch to kitchen.

Kitchen

With vinyl tiled flooring, comprehensive range of wooden units, cupboards and drawers, tiled worksurfaces and upstand, 1½ bowl stainless sink, 2 casements to river aspect, wall mounted Valiant boiler, space for fridge/freezer and dishwasher, space and plumbing for washing machine, 1½ Neff electric oven, 2 ring gas and 2 ring electric hob with extractor over and ceiling lights.

Bedroom 1

With fitted carpet, casement window to front aspect with radiator under, 2 wall mounted lights, built-in sliding door wardrobe and door through to en-suite shower room.

En-Suite Shower Room

With vinyl tiled flooring, large double sized fully glazed and tiled shower unit with handheld shower, pedestal WC, bidet, pedestal basin, radiator, heated towel rail, fully tiled walls, wall mounted courtesy lit mirror and extractor fan.

Bedroom 2

With fitted carpet and 2 casement windows to front aspect with radiator under.

Bedroom 3

With fitted carpet and casement window to front aspect with radiator under.

Bathroom

With vinyl flooring, panelled bath with telephone style attachment, concealed cistern WC, bidet with courtesy shelf over, pedestal basin, radiator, heated towel rail, fully tiled walls, mirror, casement window to front aspect and fitted airing cupboard housing the water softener.

Externally

There are beautifully maintained communal gardens and an underground parking space which leads up to the apartment.

