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Residential Sales

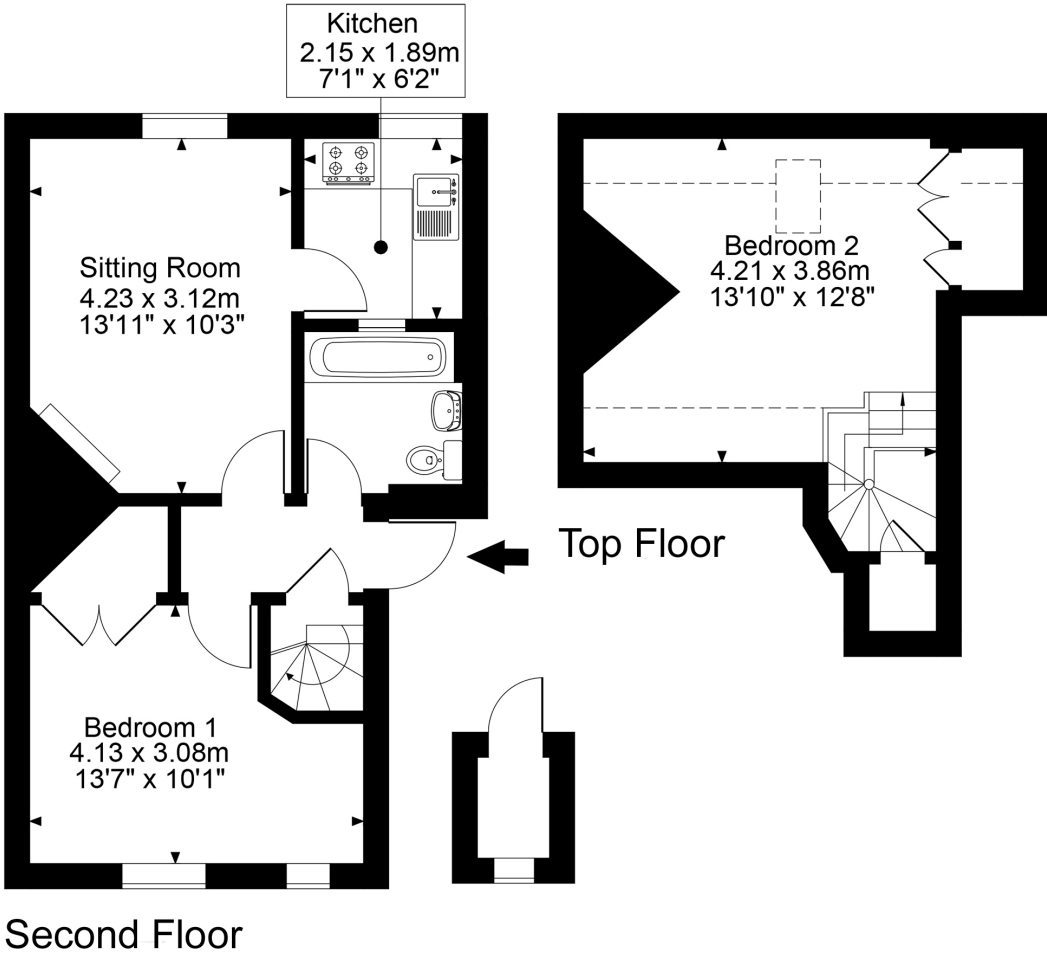
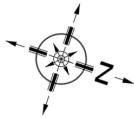


Grove Street, Bath





Apartment 5, 11 Grove Street, Bath, BA2 6PJ
Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Apartment 5
11 Grove Street
Bath
BA2 6PJ

A prime city centre, top floor, split-level apartment set a minute from Pulteney Bridge, Great Pulteney Street and the shops, offering two bedrooms, characterful features, no onward chain and ample storage.

Tenure: Leasehold

£280,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





Situation

Grove Street is a quiet, central location set just off of the world famous Great Pulteney Street and Pulteney Bridge.

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 connected.
Heating: Gas fired central heating.
Tenure: Leasehold – 177 years remaining
Management Details: Curo
Management Charges: £83
Council Tax Band: B
Agents Notes: Recently fitted boiler

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Description

This characterful apartment quiet living on a sought after street just a few minutes level walk from the city centre, Waitrose and the riverside walk. The exposed wooden floors, distinctive features and fireplace all add to the charm and ambiance of this desirable home.

It is set within a double fronted building where the central hallway leads to all 6 apartments with the stairs rising to the top floor. On the landing just before the apartment door, there is a private and lockable cupboard ideal for recycling boxes and bike storage.

Once inside the property the majority of the accommodation is set to the second floor of the building with a bedroom, bathroom and a sitting room with a feature fireplace, view to the front aspect and leading to the kitchen. From the hallway there is a spiral staircase leading to an eaved / vaulted bedroom on the floor above with ample space for furniture.

Accommodation

Ground Floor

Communal Entrance Hall

With stairs rising to all floors.

Second Floor

Half Landing

With storage cupboard which has shelving, rear aspect window which ideal for recycling bins, bicycle and storage.

Top Floor

Hallway

With doors to bedroom 1, bathroom, sitting room and inner stairwell to bedroom 2.

Bathroom

Comprising low flush WC, pedestal wash hand basin, separate bath with mixer taps and wall mounted Aquatronic shower unit with telephone shower attachment, part tiled walls, part panelled walls, water heated towel, extractor fan, high level cupboards, frosted internal window to the kitchen.

Bedroom 1

Being rear aspect with Georgian sash window, smaller high level rear aspect window, 2 single panelled radiators, exposed wooden flooring, generous wardrobe cupboard with shelving, hanging space and storage above.

Sitting Room

With front aspect sash window, feature stone fireplace with inset tiles, fire grate and wooden mantle, double panelled radiator, shelving and door through to kitchen.

Kitchen

Comprising a matching range of eye and base level units, roll top worksurface areas, single bowl ceramic sink with mixer tap and drainer, 4 ring gas hob, extractor with light over, electric oven under, space for upright fridge/freezer, space and plumbing for washing machine, tiled flooring, front aspect window.

Spiral staircase rises to a vaulted bedroom.

Bedroom 2

With Velux windows, double panelled radiator and storage cupboard.