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Residential Sales



Grove Street, Bath

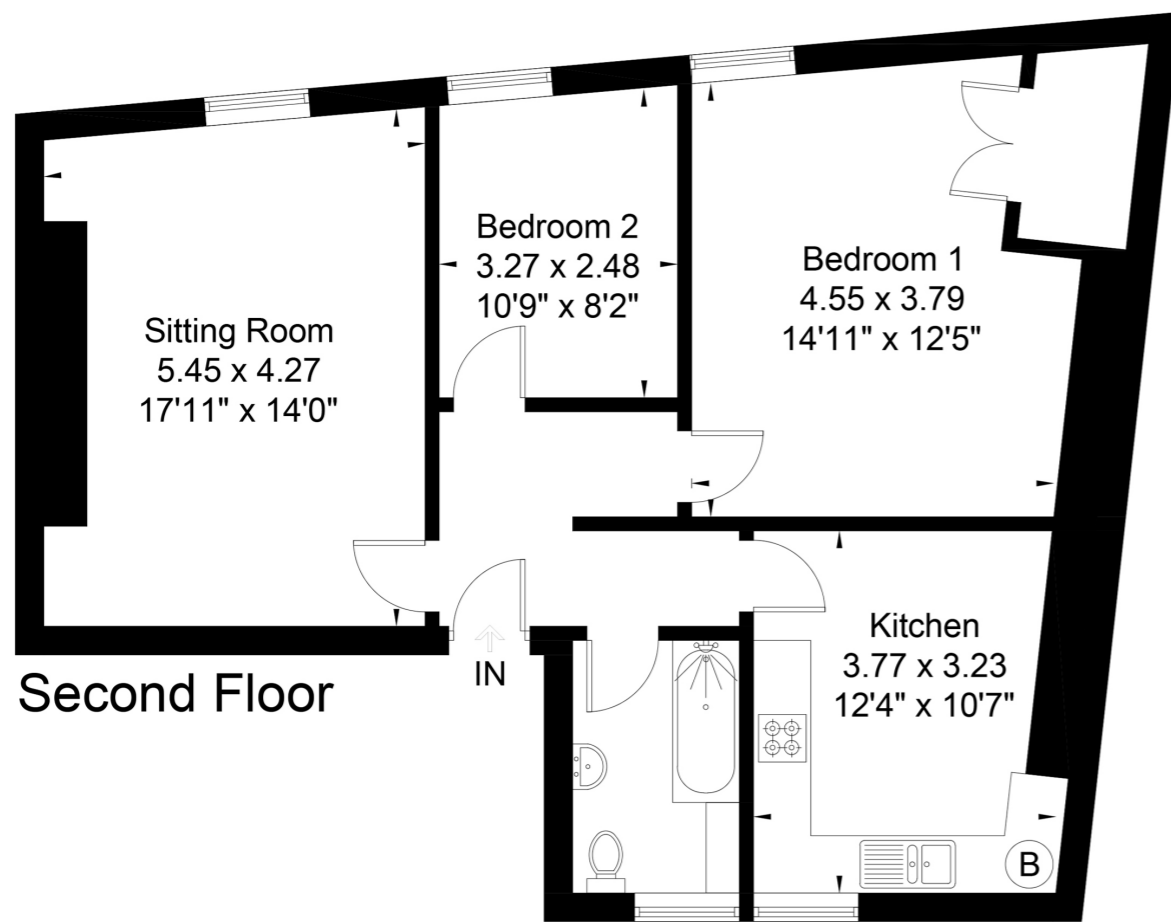


Floor Plan



2nd Floor Flat, 5-6 Grove Street, Bath, BA2 6PJ

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



Second Floor Apartment 5-6 Grove Street Bath BA2 6PJ

A spacious and centrally located 2 bedroom second floor apartment with Bath roof top views and the added benefit of a covered carport parking space.

Tenure: Leasehold

£475,000





Situation

Grove Street is a quiet, central location set just off 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 (977 years remaining)

Management Details: Bath Leasehold Management

Management Charges: £3,311.20 per annum

Council Tax Band: B

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Description

5-6 Grove Street is accessed from the rear of the property via a covered driveway between and under the buildings. From the car parking area to the back, there is the private carport and within the building a communal store room for bikes etc.

The apartment itself is spacious and light with Georgian sash windows – both the largest bedroom and sitting room having front aspect. The kitchen and the living room both have enough space for dining and the bathroom has a white standard suite.

It is an ideal property for city centre living with the rare benefit of private off-road parking, or a great rental investment.

Accommodation

Ground Floor

The property is accessed via the rear door leading to the communal hallway.

Communal Hallway

With alarm panel, storage room for bikes which also houses the gas meters and stairs rising to second floor.

Second Floor

Hallway

With doors to all rooms.

Sitting Room

With Georgian sash window to front aspect and 2 double panelled radiators.

Bedroom 1

With Georgian sash window to front aspect, double panelled radiator and large built-in walk-in wardrobe.

Bedroom 2

With Georgian sash window to front aspect and single panelled radiator.

Bathroom

With low flush WC, pedestal wash hand basin, tiled splash back, bath with over shower and glazed shower screen, part tiled walls, vinyl flooring, downlighting, single panelled radiator and frosted sash window to rear aspect.

Kitchen/Dining Room

With a range of eye and base level units, roll-top worksurface area, 1½ bowl stainless sink unit with mixer tap and drainer, space for low level fridge/freezer, dishwasher and washing machine, built-in 4 ring electric hob with electric oven under, extractor fan over, part tiled walls, radiator, downlighting, vinyl flooring and sash window to rear aspect.

Externally

There is a central carport accessed via an archway from Grove Street.