

whiteley helyar



780 ft²



2 bedrooms



2 bathrooms



underground
parking space

Guide Price £600,000

41 The Empire, Grand Parade, Bath, BA2 4DF

A fine 5th floor - served by 2 lifts - apartment (with a full width balcony, parking space in the underground garage and walk in store) enjoying fabulous panoramic and far reaching views. Built as a hotel in 1901, The Empire is a historic Listed Bath landmark, was converted into luxury apartments for the 'over 50's' and offers particularly well appointed communal parts and a superb range of residents facilities (including an on-site administrator, guest suites, impressive lounge and dining rooms, a launderette, cinema room, billiards/snooker room, craft room, fitness room, sauna, library and lovely garden roof terrace). Additionally, there are a number of optional activities laid on, including film nights, Sunday lunches and parties.

ACCOMMODATION

2 bedrooms
sitting room
gas fired heating
wonderful and extensive communal facilities

2 shower rooms
kitchen
double glazing
secure parking in underground garage

EXTERNALLY

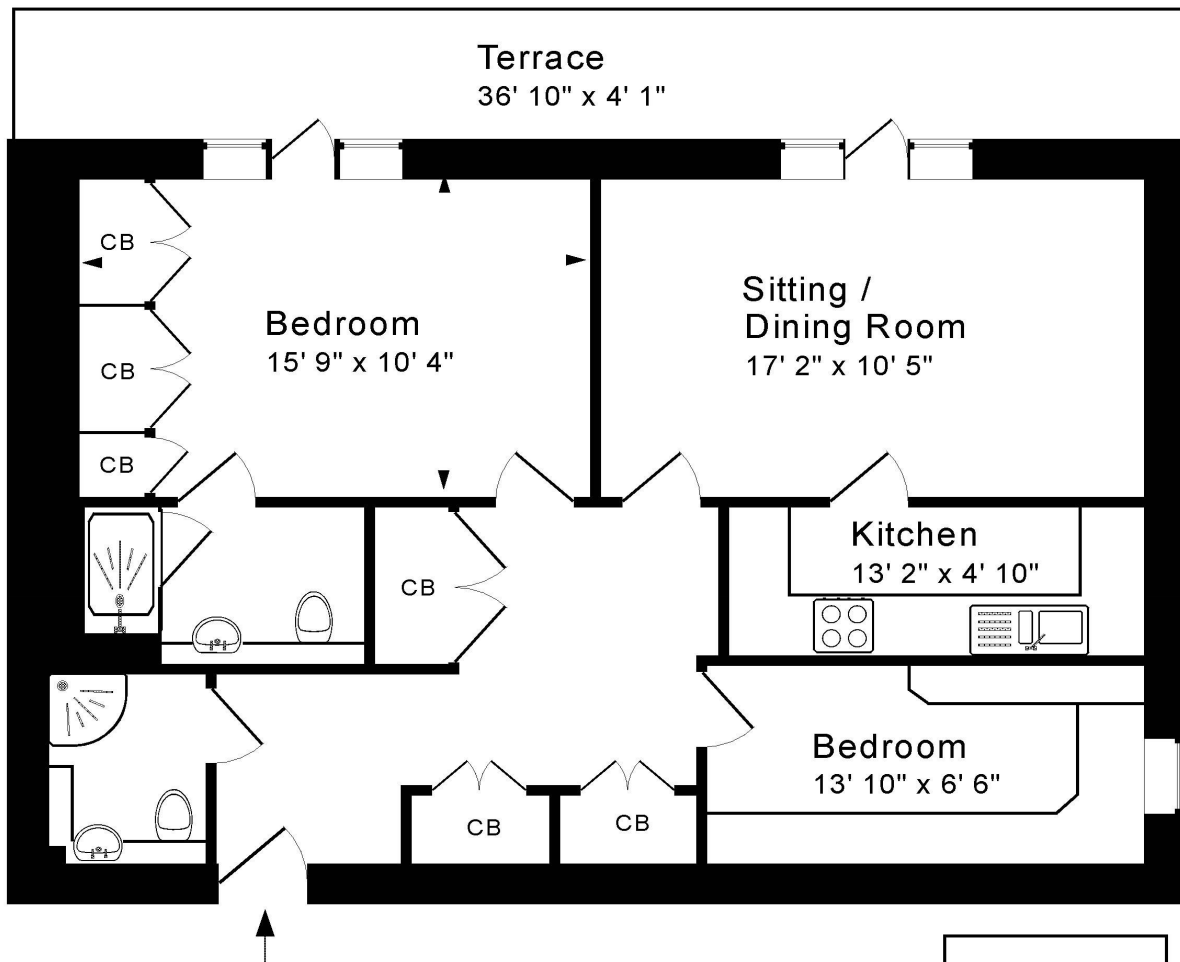
Well maintained, award winning communal roof garden and terrace with seating areas and attractive planting schemes.

LOCATION

The Empire occupies an enviable location, right in the heart of the city centre and within a very short and level walk of the wealth of amenities in the city. Waitrose is only a couple of minutes away whilst the Abbey, Parade Gardens, Bath Spa Railway Station, the Recreation Ground, Sports centre and Theatre Royal are all close at hand, as are countless shops and excellent restaurants and cafés.







Third Floor

Approx. Gross Internal Floor Area 780 Sq. Ft. / 72 Sq. M

Excludes Terrace & Storage Cage.

For identification purposes only. Not to scale.

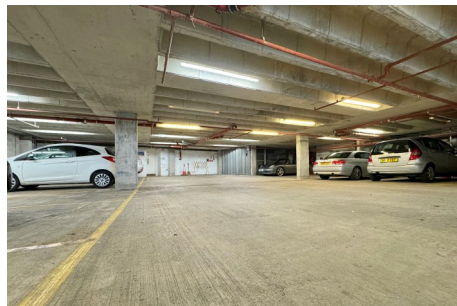
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Drawing Number: 172-0743

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Storage Cage
6' 11" x 4' 5"

Communal Areas



Tenure: Leasehold
Lease Length: 125 years from 1995
Management Charges: £3,076.53 and
Ground Rent: £209.50 (both quarterly)
Council Tax Band: 'G' £3,511.75

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

