

EST ● 1879

CRISP COWLEY



6 The Empire Grand Parade Bath BA2 4DF

A spacious first floor two-bedroom apartment situated in Bath's most iconic Grade II listed landmark building, enjoying a private balcony with far reaching southerly views.

| Entrance hall | Living room | Kitchen | Bedroom 1 with en suite | Bedroom 2 / Dining room | Cloakroom | Private balcony | Parking space | Storage cage |

Situation

The Empire is exceptionally well placed in the heart of Georgian Bath and from the apartment balcony one of the finest views in Bath is seen. The immediate surroundings include the Abbey, River Avon, Pulteney Bridge and Weir, Bath's rolling green and wooded hills and the Parade gardens. Waitrose, every type of restaurant and the central shopping areas are close by. Bath Spa railway station is a 5-minute level walk and provides trains to London Paddington (approximately 90 minutes) and Bristol Temple Meads (approximately 15 minutes).

Description

Built in 1901 as the foremost luxury hotel in Bath and subsequently commissioned and occupied by the Admiralty in 1939 until 1989. The Empire was restored to its original splendour by Pegasus, the retirement specialist. The result is a range of luxuriously appointed apartments set within one of Bath's most prominent Listed buildings.

Residents at The Empire have access to excellent additional facilities which include a drawing room, dining room, extensive library, a delightful private garden, cinema, snooker room, additional laundry facilities and fitness room (including table tennis). There are also three guest suites which can be rented for a nominal fee.

This two-bedroom apartment is situated on the first floor of this elegant building. The apartment is spacious and light, with full height windows, as well as its own private south facing balcony with views over the Parade Gardens and up to Prior Park and Sham Castle. From the balcony one can observe the community events in the Parade gardens, as well as a variety of parades, processions and sporting activities passing along Grand Parade.

On entering the apartment, you are welcomed into an entrance hall with a double storage cupboard for coats and a separate single storage cupboard, as well as an airing cupboard housing the Megaflow pressured hot water cylinder.

The living room is well proportioned and has a timber frame fireplace surround with electric insert. There is a door leading out on to a private covered balcony which runs the length of the apartment and can be lit at night.

The kitchen has a range of base and wall units with integrated

appliances, to include a Bosch electric oven and Neff microwave oven above, Neff electric hob, Bosch fridge-freezer, Bosch dishwasher and Bosch washer dryer.

The master bedroom is good sized with a useful built-in wardrobe and a door leading out on to the balcony. The current owners have modernised the ensuite with a newly fitted, well-designed walk-in shower.

Bedroom 2 has the option of being a second bedroom, or a separate dining room to the main living room. Again, with a door out on to the balcony.

There is a cloakroom situated off the hallway, which the current owners have modernised. The original corner shower has been removed, but one could easily have one refitted, should an additional shower be required.

General Information

No onward chain.

The apartment benefits from a storage cage located in the basement.

Bath & North East Somerset Council. Council Tax Band G.

Metered gas fired central heating from a communal system.

Two lifts. On-site Estate Manager.

The tenure is leasehold for the residue of a 125 year term from 1 January 1995.

Current service charge - £3,453.74 per quarter. Current Ground Rent - £318.92 per quarter.

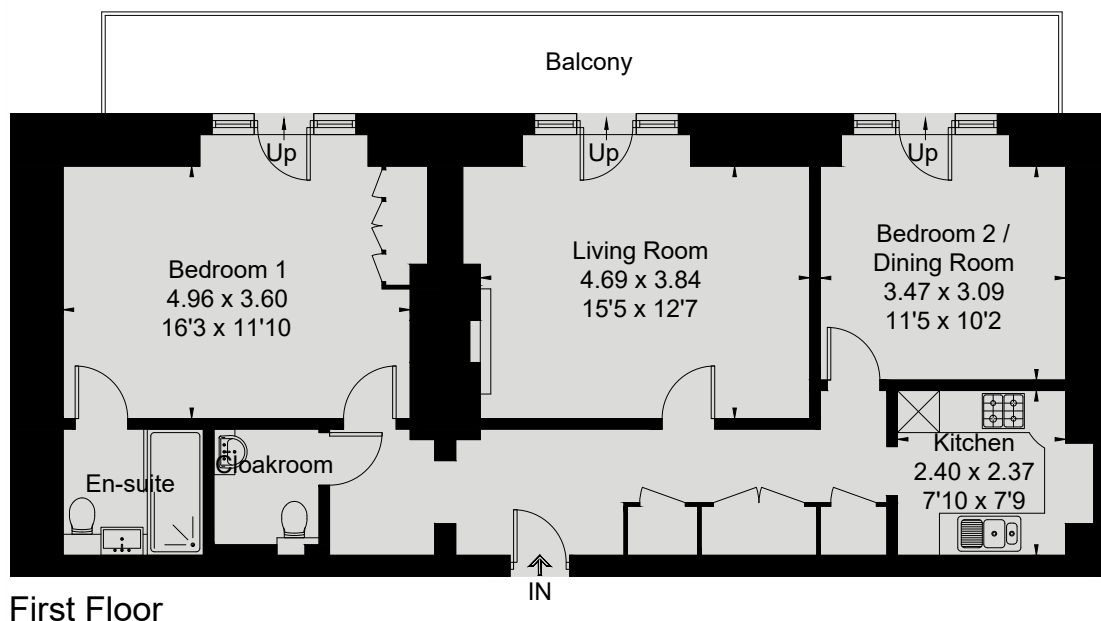
Owners of flats within The Empire have now secured the right to manage which will include controlling future service charges.

There is an Empire Owners Association (EOA) voluntary membership, the cost of which is £35 per occupant per annum.

Occupants/purchasers must be a minimum of 50 years of age. In the case of a couple, only one needs to meet the age restriction. No pets allowed.

Please note - the parking space allocated to the apartment is located on ground level at the side of the building. There is no registered lease for the parking space, as BANES Council own the land where the parking spaces are located, but ownership has never been questioned.

Approximate Floor Area = 84.4 sq m / 908 sq ft



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