

EST 1879

# CRISP COWLEY



## 41 The Empire Grand Parade Bath BA2 4DF

**A two-bedroom penthouse apartment situated on the fifth floor in Bath's most iconic Grade II listed landmark building, with an underground parking space and enjoying a private balcony with panoramic views**

| Entrance hall | Living room | Kitchen | Bedroom 1 with en suite | Bedroom 2 / Study | Shower room | Private balcony | Underground 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 penthouse apartment is situated on the fifth floor and offers two bedrooms, plenty of storage, as well as its own private south facing balcony with a wonderful view of the Bath Abbey and far-reaching views over the city.

On entering the apartment, you are welcomed into a spacious entrance hall with two double storage cupboards, as well as a separate double airing cupboard housing the Megaflo pressured hot water cylinder.

The living room is well positioned next to the kitchen, which has a range of base and wall units with integrated appliances, to include a Neff electric oven and microwave above, Neff electric hob, Neff fridge-freezer, Neff dishwasher and Bosch washing machine.

From the living room, there is a door leading out on to a private balcony which runs the length of the apartment.

The master bedroom is good sized with a useful built-in wardrobe and a door leading out on to the balcony. Off the bedroom there is an en suite shower room

Bedroom 2 has the option of being a second bedroom, or a study. There is a second shower room situated off the hallway, which would serve the second bedroom.

## General Information

No onward chain.

The apartment benefits from an underground parking space and a storage cage (6'11" x 4'5") 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.

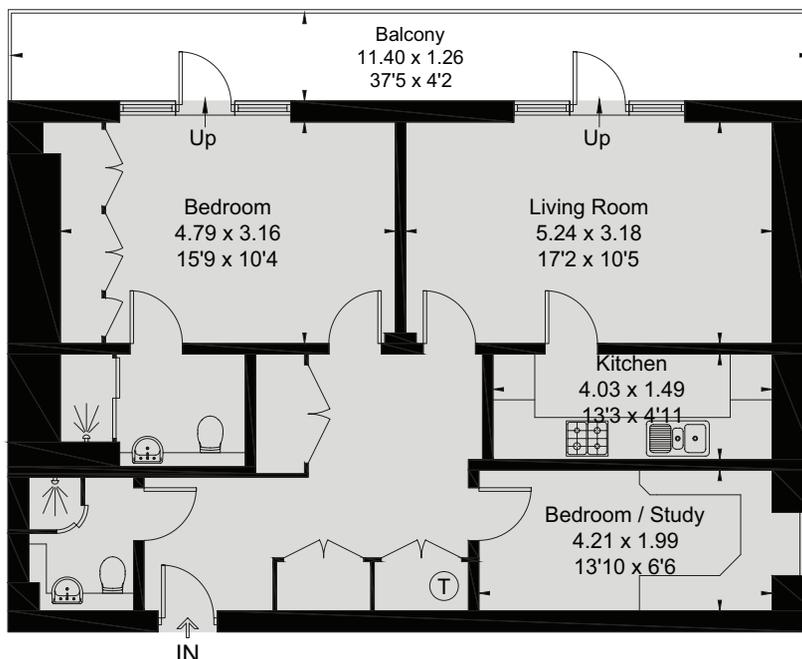
Current service charge £3,453.24 per quarter. Current Ground Rent - £318.92 per quarter.

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.

Approximate Floor Area = 72.8 sq m / 784 sq ft



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