



**FLAT 12, CAXTON COURT**  
Grove Street, Bath

**Carter Jonas**

# FLAT 12, CAXTON COURT, GROVE STREET, BATH, SOMERSET, BA2 6PN

## A CENTRAL, TWO BEDROOM APARTMENT ON THE FIRST FLOOR WITHIN THE HIGHLY SOUGHT AFTER AND UNIQUE CAXTON COURT, WITHIN A STONE'S THROW OF BOTH THE HISTORIC CENTRE OF BATH AND PULTENEY BRIDGE. NO ONWARD CHAIN.

### DESCRIPTION

Caxton Court is in an extremely convenient location, just off Great Pulteney Street in the Bath City Centre. This apartment has two bedrooms, study, sitting room with river views, modern fitted kitchen with built-in appliances of oven with electric hob, washing machine, fridge, freezer and dishwasher and bathroom with shower over bath. There are two double bedrooms.

Once beyond the front door, you are in the communal paved courtyard which has a mediterranean feel complete with lawn, water-feature fish pond and steps down to the river-side. The whole building offers secure and peaceful living.

### LOCATION

St. John's Road is located just off the popular Great Pulteney Street. The historic city centre of Bath itself is within a stone's throw, being just a 5 minute level walk. The station is a 20 minute level walk.

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The city itself provides a wide range of amenities and facilities, to include excellent retail outlets, sporting facilities, museums, art galleries and the Theatre Royal. There are also an excellent selection of fine restaurants and wine bars. The property is also placed within easy access to schools to include King Edward's and Bathwick St. Mary's. Bath's mainline railway station provides direct access to London Paddington (approximately 90 minutes) and the city of Bristol. The city of Bristol itself lies some 9 miles to the west and the M4 Junction 18 is approximately 10 miles to the north of the city.

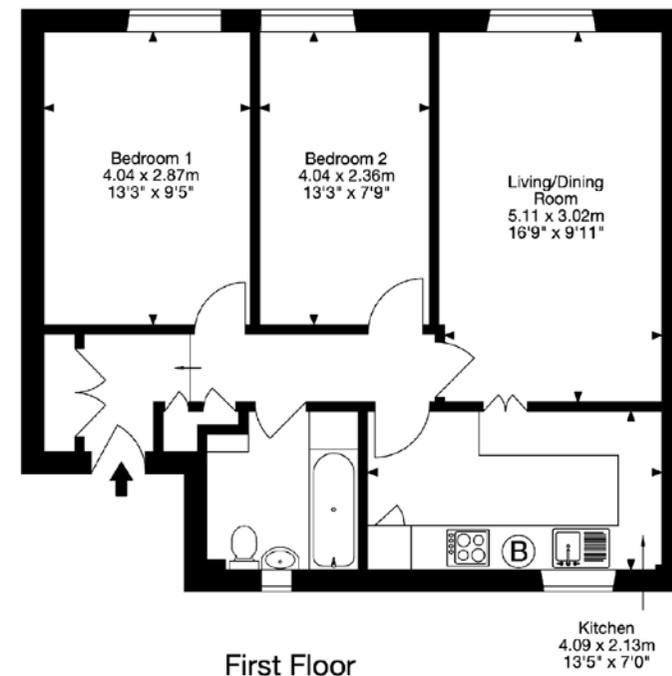
## ADDITIONAL INFORMATION

**Tenure:** Leasehold remainder of 999 years from March 1980.

**Services:** Mains services are connected.

**Council Tax:** Band D

**Viewings:** Strictly by appointment with Carter Jonas.



Depara Property Marketing 2011. Drawn to FICIS guidelines.  
All measurements are approximate and should not be relied on as a statement of fact.  
Floor is for illustration purposes only. Not drawn to scale.

Approx. Gross Internal Area  
646 Sq Ft - 60 Sq M



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### IMPORTANT INFORMATION

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