



**GROVE STREET, BATH, BA2**  
£1,400 per month\*

**Carter Jonas**



# GROVE STREET, BATH, BA2

A central, two bedroom apartment, recently refurbished 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.

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, newly 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. 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.

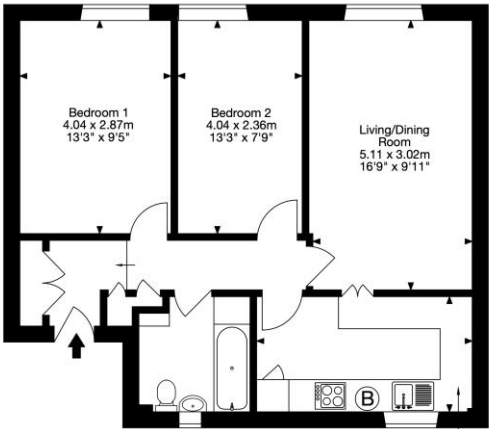
- Council Tax Band = D
- Deposit Required = £1,615.38
- 
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- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Bath 01225 747250**  
bath  
5 - 6 Wood Street, Bath, BA1 2JQ



12 Caxton Court,  
Grove Street,  
Bath BA2 6PN  
Approx. Gross Internal Area  
646 Sq Ft - 60 Sq M



First Floor

Capture Property Marketing DESI, Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Please refer to floorplan for approximate measurements. Not shown to scale.

Capture.



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Classification L2 - Business Data

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.