



**GRANVILLE COURT, GRANVILLE ROAD, BA1 9DQ**  
£2,750 per month\*

**Carter Jonas**



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**A wonderful ground floor, contemporary two bedroom, two bathroom, apartment with in excess of 1500 sq ft of accommodation, situated on the upper Lansdown slopes with private rear garden and off-street parking space with EV charging.**

- Open plan Living Room/Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Garden
- Parking Space with car charger
- 1500 sq.ft of accommodation
- Bin Store

#### **THE PROPERTY**

A wonderful light, bright, open plan contemporary design apartment with wonderful proportions with the benefit of a private rear garden and off-street parking space. There is a secure audio entry system.

No. 1 Granville Court has a wonderful 43ft open plan living-dining room-kitchen area with wide plank engineered oak flooring and double doors that lead out onto the rear terrace and garden. The kitchen is fitted with high quality modern units, Siemens appliances including 2 electric ovens, induction hob, dishwasher and fridge freezer. There is also a wine chiller fridge, a Quooker instant boiling water tap and a Bosch washing machine and separate Bosch tumble dryer in the utility room.

There are two double bedrooms, one with en suite shower room with heated towel radiator. Externally to the front is an off street parking space with electric car charger.

Offered unfurnished and available 28 March 2024 for an initial 12 month tenancy and then long term.

EPC Band B. Council Tax Band G.

Available for a minimum term of 12 months.

Mains gas central heating, wi fi controlled and zoned underfloor heating, mains electric and metered mains water.





At a rent of £2750 per calendar month:

Holding deposit of 1 weeks rent £634 (deducted from first month's rent)

Security deposit of 5 weeks rent £3173

EPC Rating B . Council Tax Band G (bath & north east somerset council for current cost)

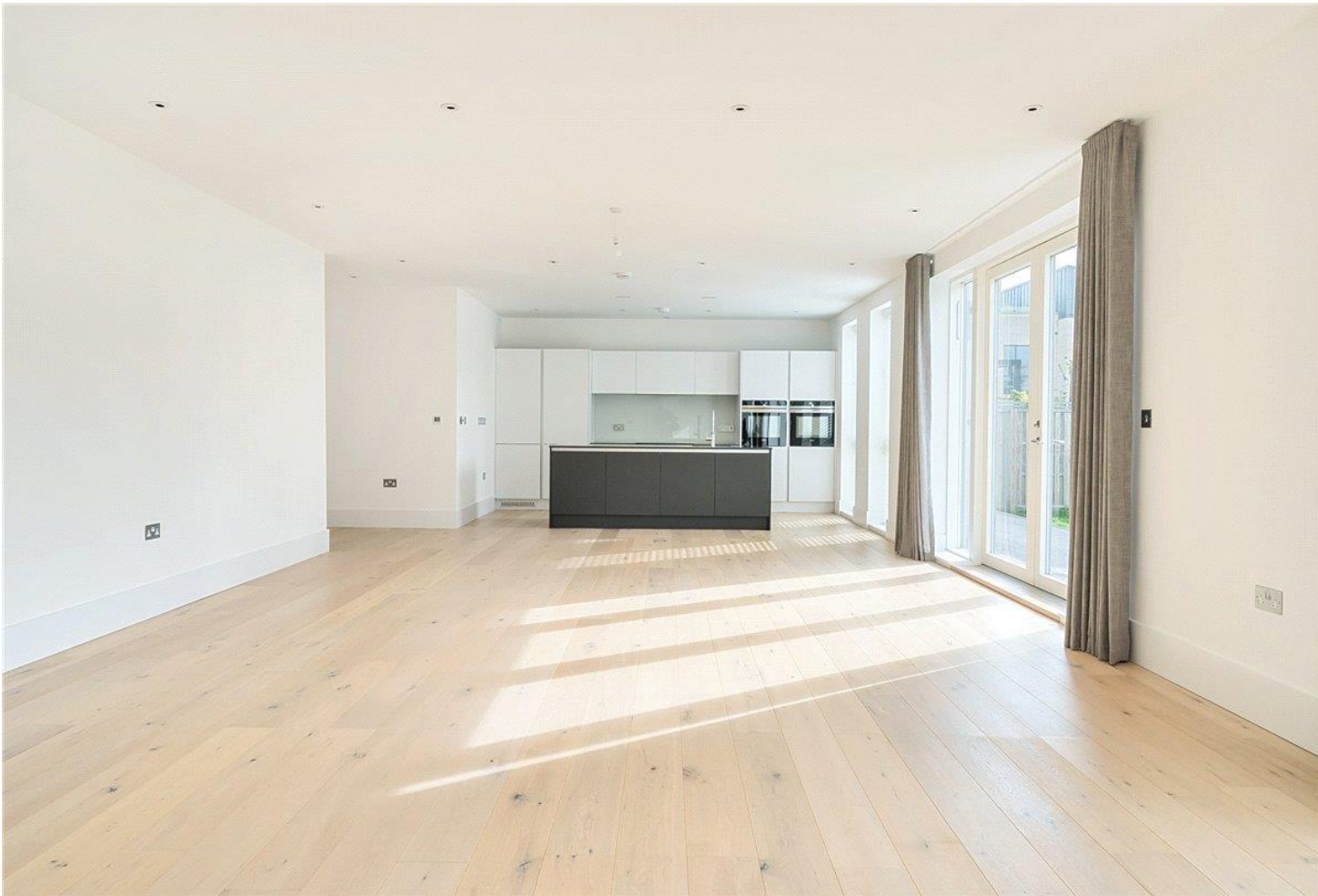
Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

Fenced garden at the rear of the garden.

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## ADDITIONAL INFORMATION

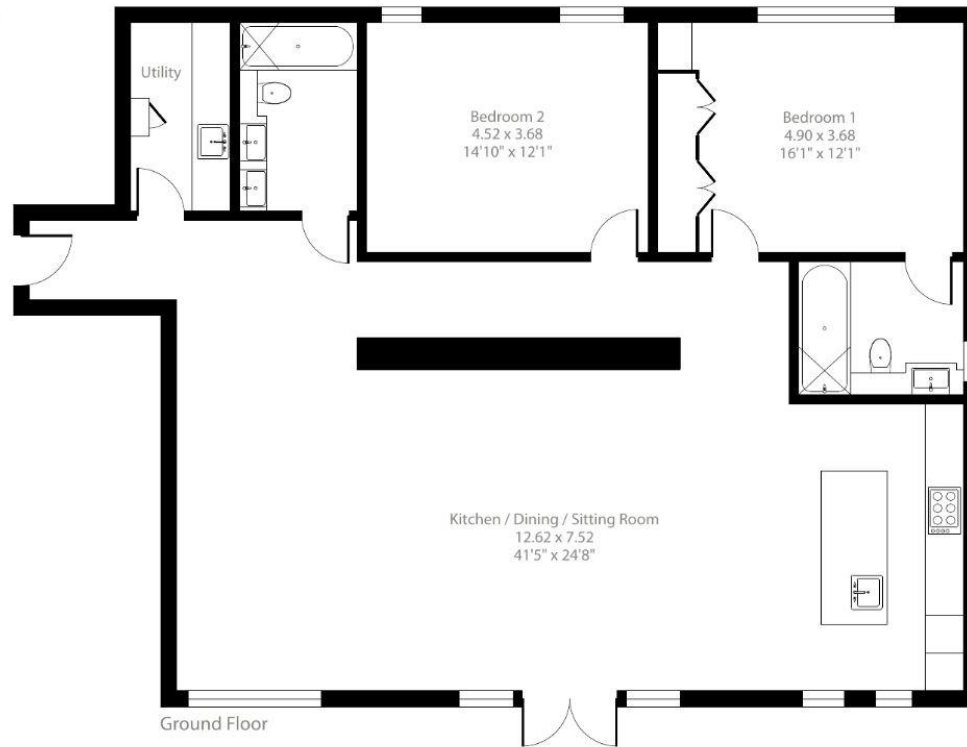
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	



# Granville Court, Granville Road, Bath, BA1

Approximate Area = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023.  
Produced for Carter Jonas. REF: 1017772

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(69-81) <b>B</b>	85	85
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(29-38) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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Classification L2 - Business Data

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