



35, THE EMPIRE, GRAND PARADE, BATH, SOMERSET, BA2 4DF

- Bath Spa Station 0.3 miles (London Paddington from 85 minutes and Bristol Temple Meads from 12 minutes)
- Bristol Airport 20 miles
- M4 (J18) 10 miles

Reception hall • Sitting room • Kitchen • Two bedrooms
• Bathroom • South facing 30 ft balcony

Communal dining and reception rooms • Communal
roof top gardens

DESCRIPTION

The Empire can only be described as the most impressive apartment building in the heart of Bath. It was originally built as a luxury hotel in 1901 for hotelier Alfred Holland. The roofline of the building has been refurbished and represents the three estates of the realm: a cottage, a manor house, and a castle. In the mid-1990s, it was converted into exclusive apartments.

Residents enjoy the full use of The Empire in the centre of the city with the benefit of a welcoming staff at reception, a cleaning team and maintenance person who look after the running of the building. Situated in a tucked away position on the fifth floor, this apartment is accessed by lift or by the impressive mahogany staircase in the grand entrance hall. Residents enjoy stunning views of Georgian Bath from the ground floor communal lounge and dining space. The delightful garden to the rear of the building is full of colour with places to relax or welcome friends in a secluded setting. There are more facilities on the lower floors including a small gym, guest rooms, laundry, and common rooms.

This beautiful apartment was modernised by the current owner in an elegant classic style with cornice to the rooms and superb built-in wardrobes and storage.

**A VERY DESIRABLE TWO BEDROOM APARTMENT WITH LIFT ACCESS
WITHIN THIS ICONIC CENTRAL BATH BUILDING WITH A 30 FT BALCONY
OVERLOOKING PULTENEY WEIR AND “THE REC”, HOME OF BATH RUGBY**



The main living space is impressive as it has views over the River Avon to the river, countryside and city. There are wood framed double glazed doors and windows that lead to the balcony. There are built in shelves and cabinets with a door to the kitchen at the rear. The modern kitchen has fridge/freezer, washing machine and dishwasher built in.

There are two bedrooms and a bathroom. The main bedroom also benefits from a door to the balcony and terrific views. Both bedrooms have ample built-in storage. The bathroom has a bath with shower over alongside the sink unity and vanity storage. There is further storage in the hallway. The property is heated by radiators from an electric boiler.

If you are looking for a luxurious and sociable lifestyle in the heart of Bath, The Empire is the perfect place for you.

SITUATION

The Empire sits on the side of the River Avon, overlooking the Weir and next to The Bath Abbey, Pulteney Bridge and Weir, 'The Rec' Rugby ground, Parade Gardens, Waitrose, and other shops and restaurants. The railway station is 0.3 miles walk away, providing direct access to London Paddington and Bristol Temple Meads. There are two excellent separate restaurants on the ground floor of the building. The Architect restaurant is highly favoured on the Abbey side of the building and an exciting new restaurant is due to open on the side facing the weir.

ADDITIONAL INFORMATION

Tenure: Leasehold, 125 years from 1995 (96 years remaining). The lease restricts owners from having pets and renting out their apartments on either a long or short term basis

Ground Rent: £838 per annum

Service Charge: £12,306.10 for 2024 (covering January to December)

Management Company: 3Sixty Real Estate

Parking: The property is located in the BANES Central Resident Parking Zone

Council Tax: Band D

EPC: Band C

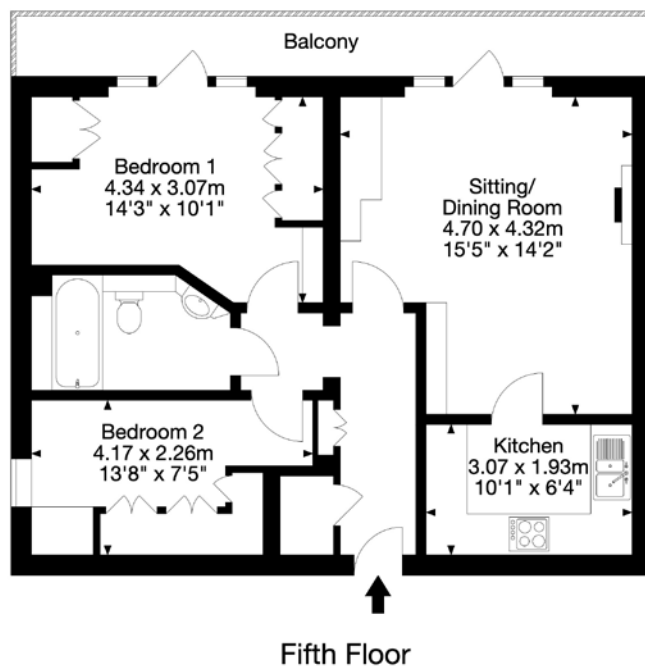
Viewing: Strictly by appointment with Carter Jonas



35 The Empire, Grand Parade, Bath BA2 4DF

Gross Internal Area (Approx.)

Main House = 60 sq m / 649 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture

Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



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. Purchasers 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 LLP 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. If you require further information please contact us.