



**GRANVILLE COURT, GRANVILLE ROAD, BA1 9DQ**  
£2,950 per month\*

**Carter Jonas**

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**A wonderful first floor, contemporary two or three bedroom, two bathroom, apartment with in excess of 1500 sq.of accommodation, situated on the upper Lansdown slopes just a mile north of Bath City Centre with south facing views from the balcony, and off-street parking space.**

### **THE PROPERTY**

A wonderful light, bright, open plan first floor contemporary design apartment with great proportions with the benefit of a balcony and off-street parking space. There is a secure audio entry system. No. 6 Granville Court has a wonderful open plan living-dining room-kitchen area with wide plank engineered oak flooring and double doors that lead out onto the rear south facing balcony. 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 is gas central heating from a combi boiler and wifi controlled, zoned underfloor heating throughout. There are two double bedrooms, one with en suite shower room with Heated towel radiator. There is also a further room which could be used as bedroom 3 or a study. There is connectivity for telephone and broadband and Multi-media points to all reception rooms, kitchens and master bedrooms. Externally to the front is an off street parking space with electric car charger and a bike store. Offered unfurnished and available 26 August 2024.

EPC Band B. Council Tax Band F (please see Bath & North East Somerset website for current cost).

Available for an initial 12 month tenancy.

Mains electric, gas and metered mains water.

Parking: One off street parking space with Electric Car Charger.

External bike store and bin store



Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2950 per calendar month: Holding deposit of 1 week's rent £680.76 Security deposit of 5 weeks rent £3,403.84

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

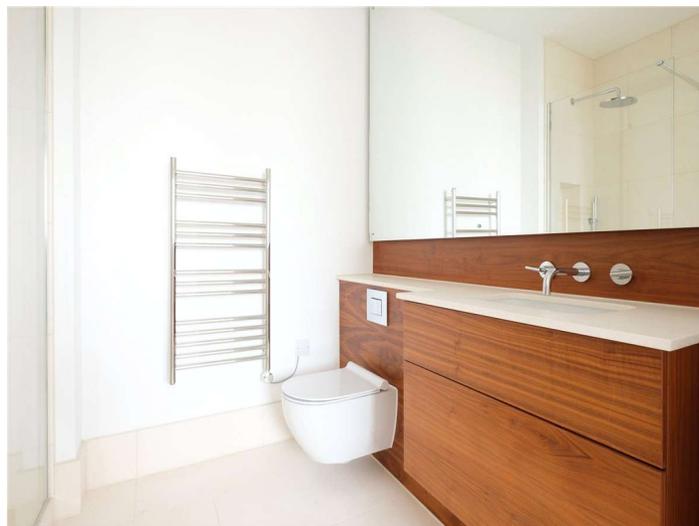
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Local Authority - Council Tax Band F

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Directions

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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