



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

**Carter Jonas**

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## Energy efficient, Superb Penthouse apartment on the Upper Lansdown slopes some 1 mile north of Bath City Centre with balcony, off street parking space and south facing views.

- 43ft Open plan living room/kitchen
- Integrated appliances in kitchen
- Utility Room with Bosch Washing machine and dryer
- Two double bedrooms
- Two bathrooms
- Study/Bedroom 3
- Balcony with south facing views
- Lift access
- Off street car parking space with EV charger

### LOCATION

On the Upper Lansdown slopes approx. 1 mile north of Bath City Centre.

### THE PROPERTY

Situated just north of Bath City Centre, on the upper Lansdown slopes is Granville Court. Granville Court comprises 9 luxury apartments with each apartment having wonderful open-plan lateral living space. The light, bright, open plan second floor contemporary designed apartment has wonderful proportions with the benefit of a private rear balcony and off-street parking space. There is a secure audio entry system.

No. 9 Granville Court enjoys far reaching southerly views from the balcony. The apartment has a wonderful open plan living-dining room-kitchen area which is 43ft in length having wide plank engineered oak flooring and double doors that lead out onto the rear balcony. This room can be opened up to give an even larger open plan space by opening to concertina doors that divide the living space from the hallway. 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.



In addition, there is another room which could be used as a study or bedroom 3. 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.

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

Mains electric, gas and metered mains water.

Parking: One off street car parking space with EV charger.

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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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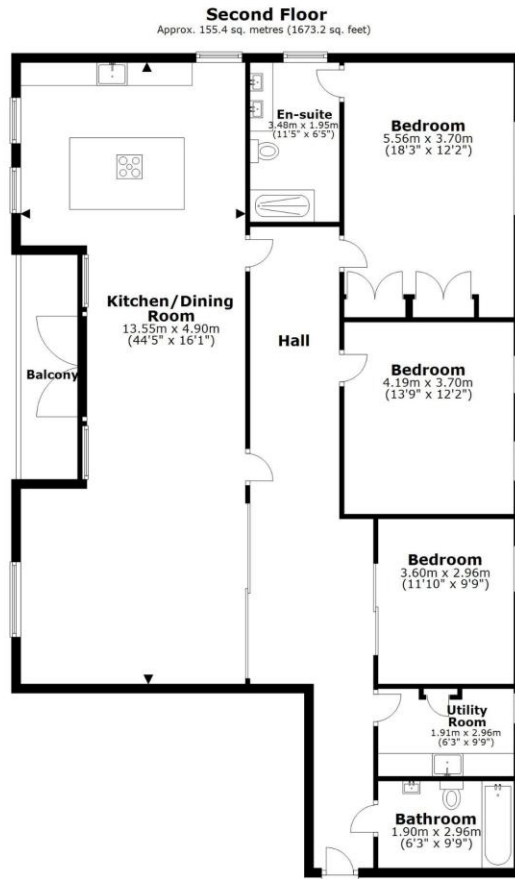
Local Authority - Council Tax Band F

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Directions

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Total area: approx. 155.4 sq. metres (1673.2 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan, however measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn in accordance with RICS guidelines. www.rphoto.co.uk  
Plan produced using PlanUp.

**Flat 9 Granville Court, Bath**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(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	



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Classification L2 - Business Data

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