



Flat 2, GRANVILLE COURT, GRANVILLE ROAD, BA1 9DQ
£2,500 per month*

Carter Jonas

A wonderful ground floor, contemporary two bedroom, two bathroom, apartment with 1130 sq ft of accommodation, situated on the upper Lansdown slopes with private rear garden and off-street parking space.

- Contemporary design
- Ground Floor Apartment
- 2 Bedrooms
- 2 Bathrooms
- Open-plan Kitchen/dining/living room
- Garden
- Off street parking space
- Electric car charger point

THE PROPERTY

A wonderful light, bright, open plan ground floor contemporary design garden 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. 2 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 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 is gas central heating from a combi boiler and wi-fi controlled, zoned underfloor heating throughout. There are two double bedrooms, one with en suite shower room with Heated towel radiator. There is connectivity for telephone and broadband and Multi-media points to all reception rooms, kitchens and master bedrooms.

Available for an initial 12 month tenancy.

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 space off street at the front of the property with electric car charging point.

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



Externally to the front is an off street parking space.

Offered unfurnished and available 10 September 2024. EPC Band B.
Council Tax Band F.

Holding deposit of one week's rent = £576.92 (deducted from first month's rent)

Five weeks' deposit = £2884.61

OUTSIDE

Private rear terrace and garden.

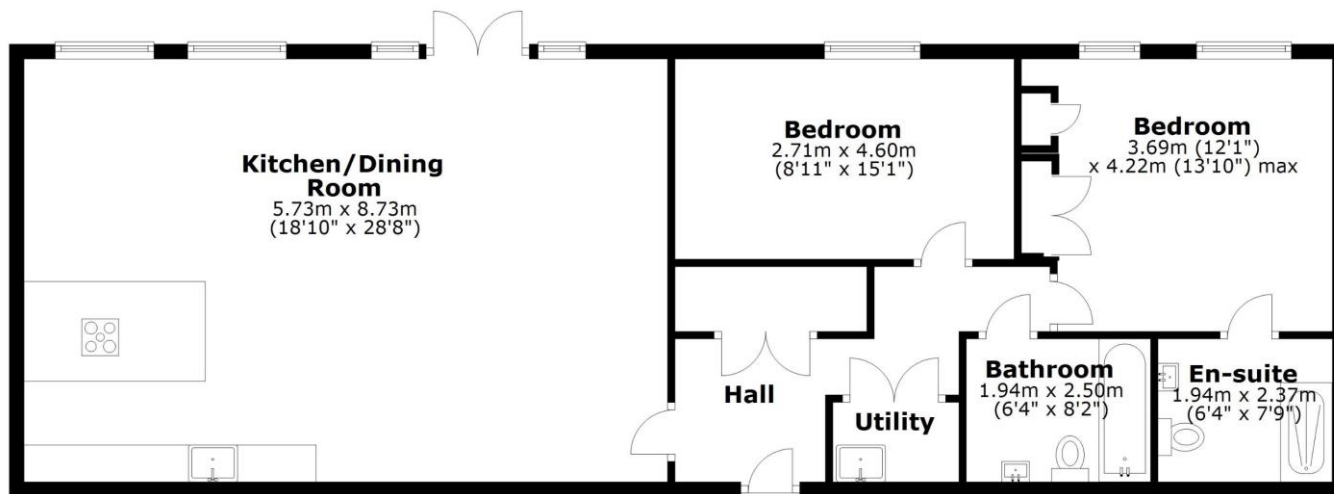
ADDITIONAL INFORMATION

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



Ground Floor

Approx. 101.5 sq. metres (1092.9 sq. feet)



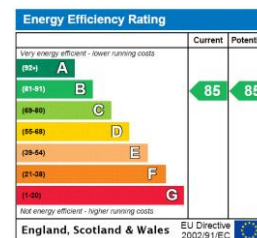
Total area: approx. 101.5 sq. metres (1092.9 sq. feet)

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.fkphoto.co.uk

Plan produced using PlanUp.

Flat 2 Granville Court, Bath



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IMPORTANT INFORMATION

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