



**GRANVILLE COURT, GRANVILLE ROAD, BA1 9DQ**  
£2,300 per month\*

**Carter Jonas**

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**Eco efficient living in Lansdown. A second floor, contemporary Penthouse two bedroom, two bathroom, apartment with in excess of 1100 sq ft of accommodation, situated on the upper Lansdown slopes with balcony, south facing attractive views and off-street parking space.**

- Luxury apartment development
- Two bedrooms
- Two bathrooms
- Open-plan living room/kitchen
- Utility Room with Bosch washing machine & dryer
- Integrated appliances
- Balcony
- Lovely views
- Lift access
- Off-street parking space with EV charger

**THE PROPERTY**

A wonderful light, bright, open plan second floor contemporary Penthouse apartment with wonderful proportions with the benefit of a balcony and off-street parking space. There is a secure audio entry system. No. 8 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 balcony which has far reaching lovely views. 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 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. Offered unfurnished and available early September 2025.

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 off street parking space with Electric car charger.



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

At a rent of £2,300 per calendar month: Holding deposit of 1 week's rent £530.76 (deducted from first month's rent) Security deposit of 5 weeks rent £2,653.80

## OUTSIDE

**Balcony with south facing views.**

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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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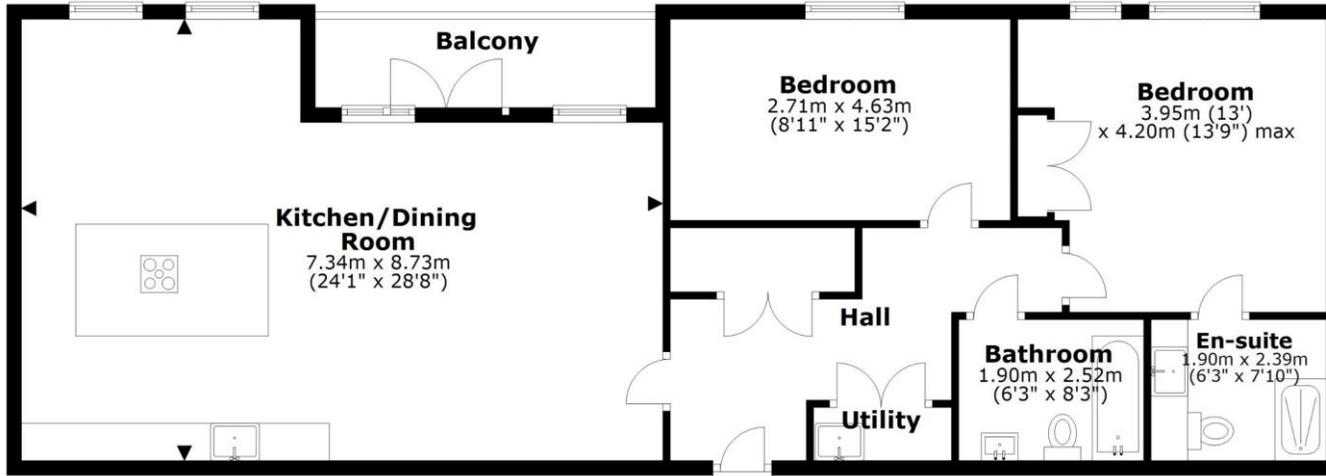
Directions

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## Second Floor

Approx. 104.7 sq. metres (1127.4 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 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 8 Granville Court, Bath

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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