



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

Carter Jonas

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 £2,500 per calendar month: Holding deposit of 1 week's rent £576.92 (deducted from first month's rent) Security deposit of 5 weeks rent £2,884.61

OUTSIDE

Balcony with south facing views.

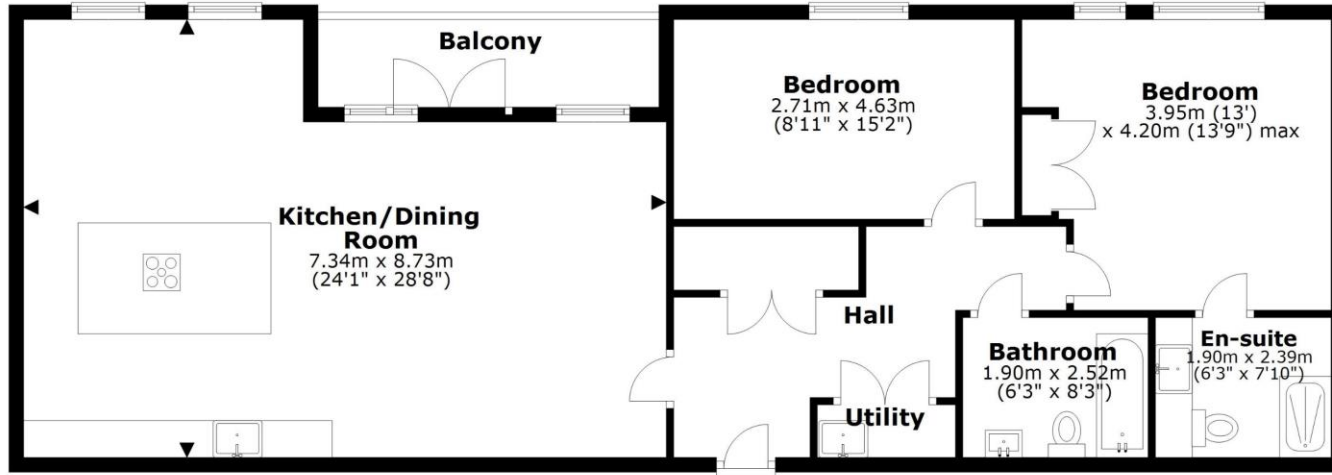
ADDITIONAL INFORMATION

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	



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		
(82+) A		
(61-81) B	87	87
(39-60) C		
(15-48) D		
(23-54) E		
(21-58) F		
(1-58) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.