



**3 THE EMPIRE**  
Grand Parade

**Carter Jonas**

### 3, THE EMPIRE, GRAND PARADE, BATH, SOMERSET, BA2 4DF

Reception hall • Sitting room • Kitchen • One bedroom  
• Bathroom • East facing covered balcony • Communal  
reception rooms and amenities • Roof top gardens

Exclusively for purchasers over 50 years of age

#### DESCRIPTION

The Empire can only be described as the most impressive apartment building in the heart of Bath. It was originally built as a luxury hotel in 1901 for hotelier Alfred Holland. The roofline of the building has been refurbished and represents the three estates of the realm: a cottage, a manor house, and a castle. In 1939, at the outbreak of the Second World War, the Admiralty requisitioned the building. The former hotel was transformed into the central offices for the Navy's Admiralty Warship Design Department, with staff relocated from London. The Admiralty occupied the site for several decades before its eventual conversion into exclusive apartments in the 1990s—a history that remains a fascinating feature of the building today.

Residents enjoy the full use of The Empire in the centre of the city with the benefit of an onsite building manager at reception (5 days a week Mon to Fri) and a cleaning team who look after the running of the building. Situated on the first floor, this apartment is accessed by lift or by the impressive mahogany staircase in the grand entrance hall. Residents enjoy stunning views of Georgian Bath from the ground floor communal lounge and dining space. The delightful verdant garden to the rear of the building is full of colour with places to relax or welcome friends in a secluded setting. There are facilities on the lower ground floor including a small gym, cinema room, craft room, sauna, billiard room, laundry and guest rooms.

**STUNNING ONE BEDROOM APARTMENT WITH HIGH CEILINGS AND LIFT ACCESS WITHIN THIS ICONIC CENTRAL BATH BUILDING. THE APARTMENT IS TO THE FIRST FLOOR AND HAS A WONDERFUL COVERED BALCONY OVERLOOKING PULTENEY WEIR AND “THE REC”, HOME OF BATH RUGBY. EXCLUSIVELY FOR PURCHASERS OVER 50 YEARS OF AGE.**





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This beautiful apartment has a feeling of grandeur with high corniced ceilings and is situated on the first floor. The main living space has impressive views over the River Avon and countryside beyond. The current owner has built a mezzanine level to provide an additional sleeping/reading area. There are crittle framed stone mullion floor to ceiling windows and doors that lead to the balcony from both the bedroom and the living room. There are built in wardrobes to the bedroom as well as built in shelving and a feature fireplace. The modern kitchen has fridge/freezer, washing machine and space for a slimline dishwasher.

The covered balcony is impressive, running the full length of the apartment with room outside for dining. It has an iconic view and enjoys the morning sun and is perfect for entertaining.

The bathroom has a shower cubicle alongside the sink unity and vanity storage. There is further storage in the hallway. The property is heated by radiators from an electric boiler.

If you are looking for a luxurious and sociable lifestyle in the heart of Bath, The Empire is perfect. It would make a secure "lock up and leave" should you spend time away or travelling regularly. The property has an excellent security system with optional emergency health call-out system available.

<https://www.theempirebath.com/>

### **SITUATION**

The Empire is positioned within easy walking distance of all the amenities and benefits of the world heritage city of Bath. This includes numerous shops, cinemas, pharmacies, restaurants and the theatre as well as Bath Abbey, 'The Rec' Rugby ground, Parade Gardens and Waitrose.

The apartment is located on the side of the River Avon, overlooking the Weir and Pulteney Bridge. The railway station is only 0.3 miles walk away, providing direct access to Bristol Temple Meads, London Paddington (from 76 minutes) with direct links to Heathrow Airport.



## ADDITIONAL INFORMATION

**Tenure:** Leasehold (125 years from 1995). The lease restricts owners from having pets and renting out their apartments on either a long or short term basis.

**Ground Rent:** £1,276 per annum

**Service Charge:** £13,813 per annum

**Management Company:** 3Sixty Real Estate

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band G

**EPC:** Band D

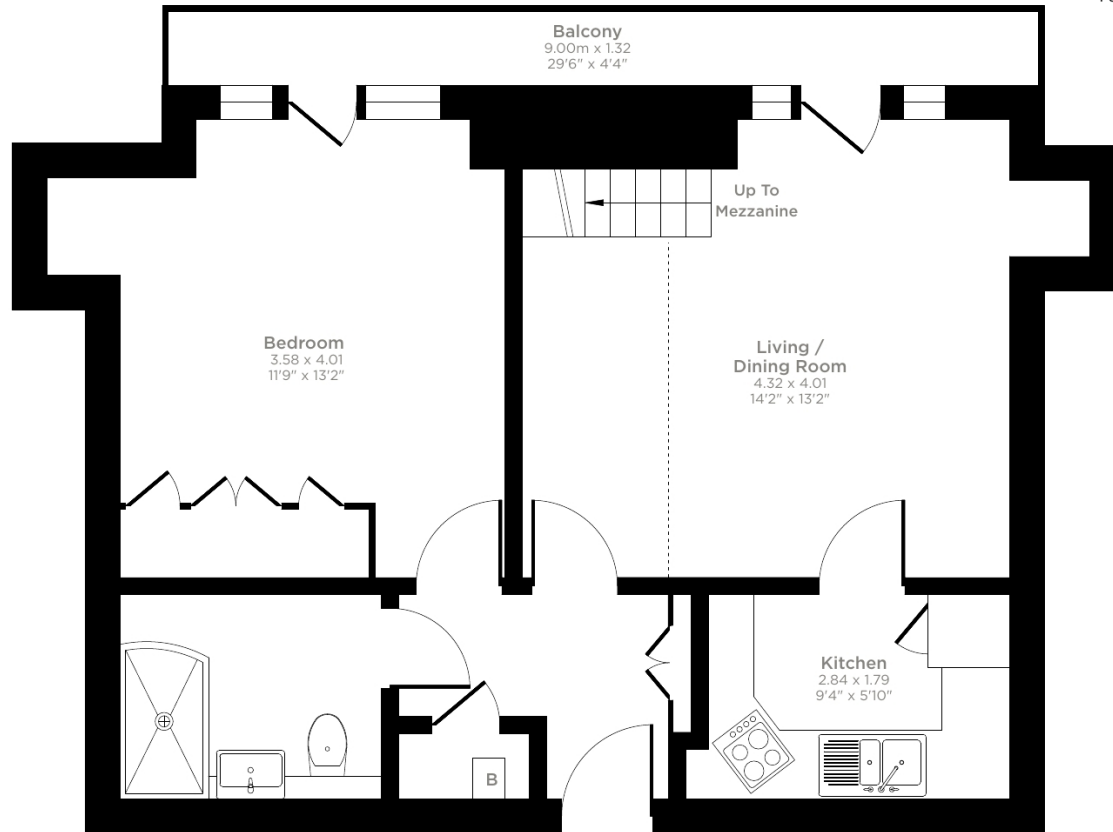
**Parking:** The property is located in the BANES Central Resident Parking Zone.

**Viewing:** Strictly by appointment with Carter Jonas.



Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



First Floor





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