



23 CAXTON COURT, GROVE STREET, BA2 6PN

£1,800 per month\*

Carter Jonas

- 3 Bedrooms
- Second floor apartment
- Kitchen
- Living room
- Bathroom
- Lift
- Communal garden

### THE PROPERTY

With scenic riverside views, this recently refurbished apartment in Caxton Court is in a wonderful location just off Great Pulteney Street in the Bath City Centre. This apartment has 2 bedrooms, study, sitting room with river views, newly refurbished kitchen with built-in appliances of oven with electric hob, washing machine, fridge/freezer and dishwasher and bathroom with walk-in shower. There are 2 double bedrooms and 1 single bedroom that could also double as a study or dressing room.

Once beyond the front door, you are in the communal paved courtyard with lawn, water-feature and steps down to the riverside. The whole building offers secure and peaceful living. The property is offered unfurnished and available early July 2026.

REGRET NO STUDENTS OR SHARERS. EPC Band C. Council Tax Band E. (please see Bath & North East Somerset website for current cost).

Mains electric, gas and metered mains water.

Parking: Please refer to the BANES website for parking arrangements.

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

At a rent of £1,800 per month: Holding deposit = £415.38 (to be deducted from first month's rent) Five weeks' deposit = £2076.92

**With scenic riverside views, this recently refurbished 2/3 bedroom apartment in Caxton Court is in a wonderful location just off Great Pulteney Street in the Bath City Centre.**



---

## ADDITIONAL INFORMATION

Offers

---

Viewing      Strictly by appointment

---

Local Authority      - Council Tax Band E

---

Directions

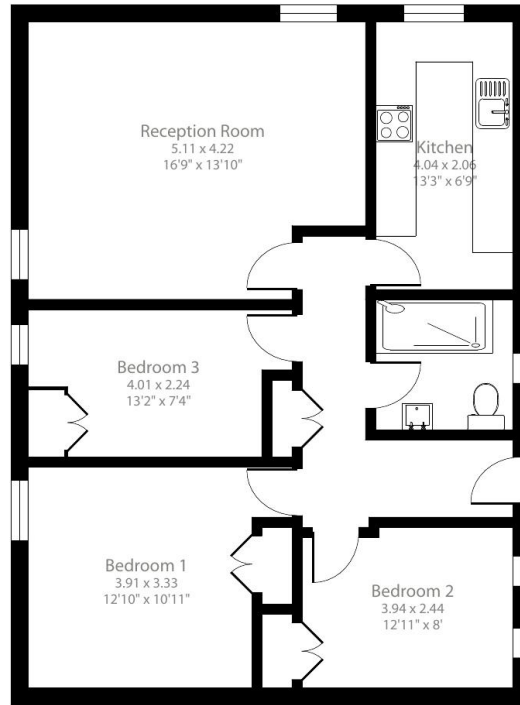
---



# Grove Street, Bath, BA2

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Carter Jonas. REF: 1304284

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 79        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-58)                                     | F |                         |           |
| (1-10)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**T: 01225 747250**  
5-6 Wood Street, Bath, Somerset, BA1 2JQ  
E: bath.enquiries@carterjonas.co.uk



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.