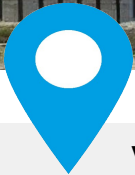




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## Vineyards, Walcot

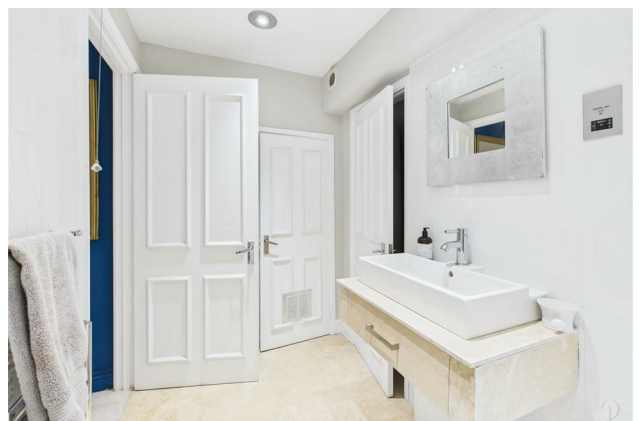
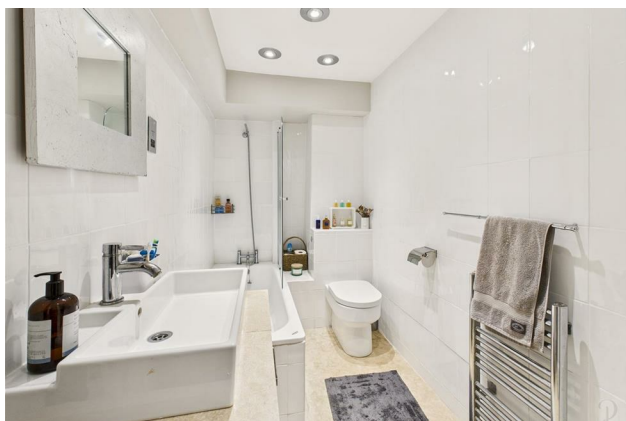
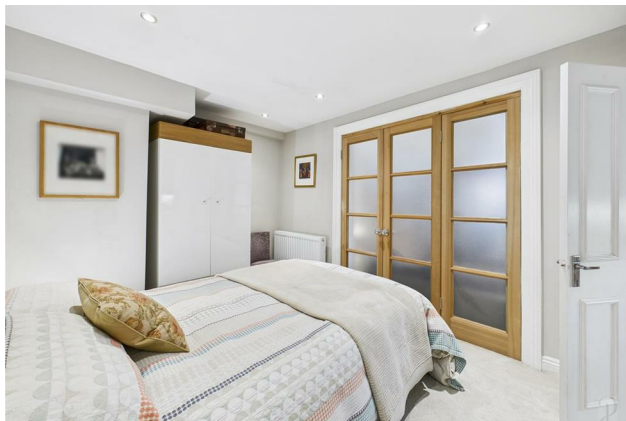
- Beautifully presented one-bedroom apartment
- Steps down to well-proportioned main accommodation
- Fitted kitchen with integrated appliances
- Private courtyard and useful vault storage
- Ideal first home, pied-à-terre or with income potential as short term let.
- Ground-floor entrance with study area on this level
- Open-plan living space with feature fireplace
- Double bedroom with en suite bathroom
- Superb central Bath location
- No onward chain





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Offers In Excess Of £250,000





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OIEO £250,000. A charming and immaculately presented one-bedroom apartment set within a handsome Grade II Listed Georgian terraced building, perfectly positioned in the centre of Bath. This delightful property offers an appealing blend of period character and modern convenience, ideal as a pied-à-terre, a first-time purchase or with income potential as a short term let.



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### Description

Entering at ground-floor level, the hallway opens into a useful study, ideal for home working. Steps lead down to the main accommodation, where you'll find an elegant open-plan living area with a feature fireplace and a well-appointed fitted kitchen with integrated appliances including an electric oven with gas hob, washing machine and fridge. A door provides access to a private front courtyard and a vault space, offering excellent additional storage and the benefit of a small outdoor seating area.

The double bedroom is generously sized and tastefully finished, with a well-appointed en suite bathroom which includes a bath with shower over, WC, basin, heated radiator and further storage cupboards.

### Location

Situated just a short stroll from Waitrose, an array of cafes and restaurants, the Theatre Royal, and The Recreation Ground, home of Bath Rugby, this apartment sits at the very heart of city living. Transport links, cultural attractions, and everyday amenities are all on the doorstep. The railway station with links to Bristol and London is also within walking distance.

### Key Features

Tenure: Leasehold

Service charge: £1,000

Ground rent: £25

Heating - gas (boiler serviced Nov 2025) Nest system.

Short term let permitted - refer to agent for details

EPC rating C

Council : Bath & North East Somerset, Band A



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## Vineyards, Walcot



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |