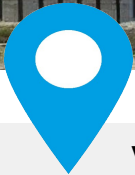




THE APARTMENT COMPANY®
20TH ANNIVERSARY



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 £225,000





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Situated in the charming area of Vineyards, Walcot, this delightful Georgian central apartment offers a unique blend of period elegance and modern convenience. Spanning an impressive 610 square feet, the property boasts one spacious reception room, one well-appointed bedroom, and a stylish bathroom, making it an ideal retreat for individuals or couples seeking a comfortable living space.

Built in 1800, this period apartment is rich in character, showcasing lovely features that reflect its historical significance. The property exudes a warm and inviting atmosphere, perfect for those who appreciate the charm of a bygone era. The high ceilings, large windows, and intricate detailing are just a few of the elements that contribute to the apartment's appealing aesthetic.

One of the standout features of this property is the lease permitting holiday letting, presenting a cracking investment opportunity for those looking to enter the rental market. Whether you are seeking a new home or a lucrative investment, this apartment is priced to sell, making it an attractive option for discerning buyers.

In summary, this Georgian apartment in Vineyards, Walcot, is a rare find that combines period charm with modern potential. With its lovely feel and prime location, it is sure to capture the hearts of many. Do not miss the chance to make this exceptional property your own.



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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) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	