THE APARTMENT COMPANY®
20TH ANNIVERSARY

Walcot Parade, Bath

- Grade II Listed
- One Double Bedroom Apartment
- Delightful Private Courtyard
- Walk In wardrobe
- EPC rating C
- Stunning Georgian Terrace
- Sash Windows
- Neutral decor throughout
- Gas Central Heating
- Council tax band B

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20TH ANNIVERSARY

Asking Price £220,000

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Delightful Georgian conversion comprising one bedroom apartment with private Courtyard.

Beautifully presented one bedroom courtyard apartment situated in the Artisan area known at Walcot.
This property comprises sitting room overlooking small courtyard to the front, kitchen with a range of appliances, leading to hallway, double bedroom with useful walk-in wardrobe area. French doors then open onto private courtyard area to the rear. This apartment benefits from Gas Central heating and Permit Parking. Viewing is Highly Recommended

Leasehold 999 years from 1st Jan 1982
Management Company Southernford Associates Ltd
Annual Service charge £80 pcm
Ground rent £0 (TBC)
Council tax Band B
EPC Rating C

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SITTING/DINING ROOM
17'5" x 14'8"

Two sash windows to front elevation
Fireplace cove
Telephone point
Large radiator

KITCHEN
6'9"x 7'9"

Kitchen comprises a range of wall and base units with granite effect worktops
Four ring electric induction hob with metal and glass extractor over
Sink with drainer and mixer tap over
Oven Undercounter washing machine
Undercounter fridge - Undercounter freezer
Extractor - Porthole through to sitting room

HALLWAY
Entry phone
Fuse box

BATHROOM

White suite comprising low-level WC
Pedestal wash hand basin with separate taps
Chrome heated towel rail
Wall-mounted mirror
Panelled bath with shower over and glass articulating screen
Small cupboard with shelving

BEDROOM
10'9" x 14'1"

Two sash windows to rear elevation and French doors leading to outside area
Feature fireplace
Radiator

WALK IN WARDROBE/STORAGE
Radiator
Thermostat
Worcester gas Combi boiler

COURTYARD TO REAR

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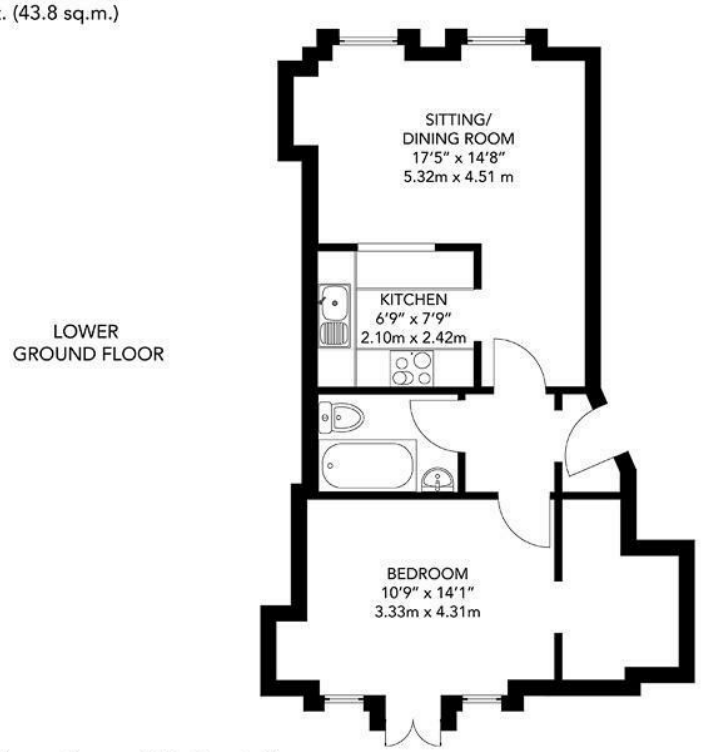
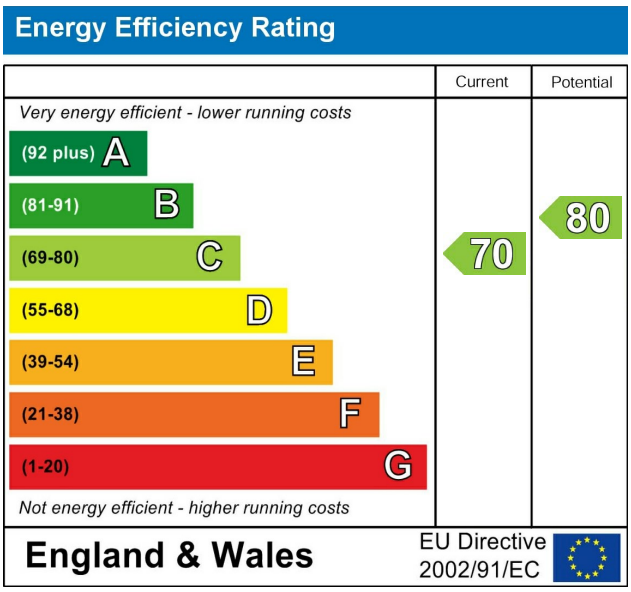
Walcot Parade, Bath

Walcot Parade, Bath, BA1 5NF
Total Area: 471 sq.ft. (43.8 sq.m.)



LOWER
GROUND FLOOR

THE APARTMENT COMPANY®
The Apartment Specialists

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error,omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2024