THE APARTMENT COMPANY®
20TH ANNIVERSARY

Paragon, Walcot, Bath

- PRICE RANGE £210,000 TO £240,000
- One bedroom Ground Floor
- Immaculate throughout
- Modern Shower room
- Central Location
- Georgian Apartment
- Completely Refurbished
- Modern stylish Kitchen
- Views across Bath
- Residents Parking Permit

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£210,000

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A Delightful One-Bedroom Ground Floor Apartment in Paragon, Bath

Nestled in the heart of Bath, this charming one-bedroom ground floor apartment offers a unique opportunity to own a piece of history in one of the city's most iconic locations. Situated within Paragon, a renowned terrace of converted Georgian townhouses, the property is surrounded by stunning architecture and boasts a rich heritage.

The apartment itself has been meticulously maintained and is presented in excellent order throughout. A tasteful refurbishment a few years ago ensures that the property combines modern comforts with the character and charm of its period setting. Ideal for a first-time buyer or an astute property investor, this apartment offers a distinctive, stylish, and comfortable home in a highly sought-after area of Bath.

Inside, the apartment enjoys an abundance of natural light, with large windows framing views across the surrounding cityscape. The spacious living room is a true highlight, with high ceilings that create a sense of openness and airiness.

The bedroom, which offers a peaceful retreat from the bustle of city life, is equally well-proportioned and features ample storage space, ensuring a clutter-free environment.

The kitchen and bathroom, both stylishly appointed, offer modern fixtures and fittings, ensuring that the apartment is not only visually appealing but also functional for daily living.

In addition to its excellent internal condition, the apartment's location is second to none. Paragon is situated just a short stroll from Bath's vibrant city centre, where a wide range of shops, restaurants, and cultural attractions await. Residents can also enjoy the many parks and green spaces that Bath is known for, providing a perfect balance of urban living with access to nature.

Whether you're a first-time buyer looking to get onto the property ladder or an investor searching for a unique rental opportunity, this apartment offers something truly special.

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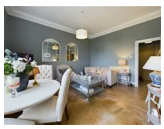
LIVING/KITCHEN ROOM
14'2" x 18'1"



Magnificent views from this spacious living room with open plan kitchen

BEDROOM
9'9" x 9'9"

BATHROOM
8'0" x 5'7"

Modern Shower room

HALLWAY

ADDITIONAL INFORMATION
Tenure Leasehold : 145 years from October 2024
Management Company Livewest
Service Charge Per Annum £2132.76
Ground Rent Included above
Council Tax Band B (BANES)
EPC Rating E

Additional breakdown

Service Charge Per Annum / Ground Rent Per annum:

The charges paid monthly are £177.73 and include:
– Service charge – £113.79
– Buildings Insurance – £9.77
– Management charge – £16.67
– Reserve Fund – £37.50

So, £2,132.76 per year.

Freeholder is BANES

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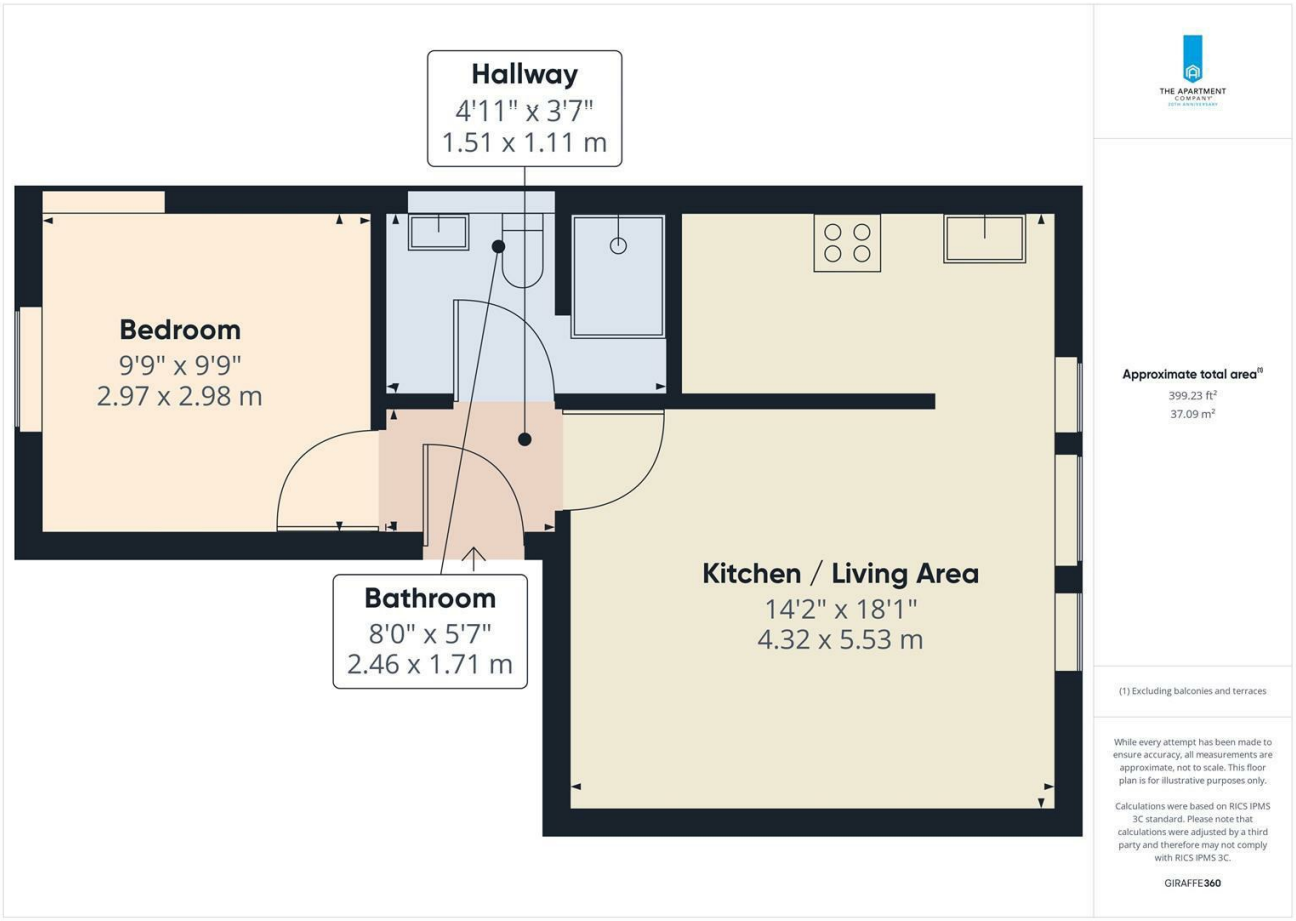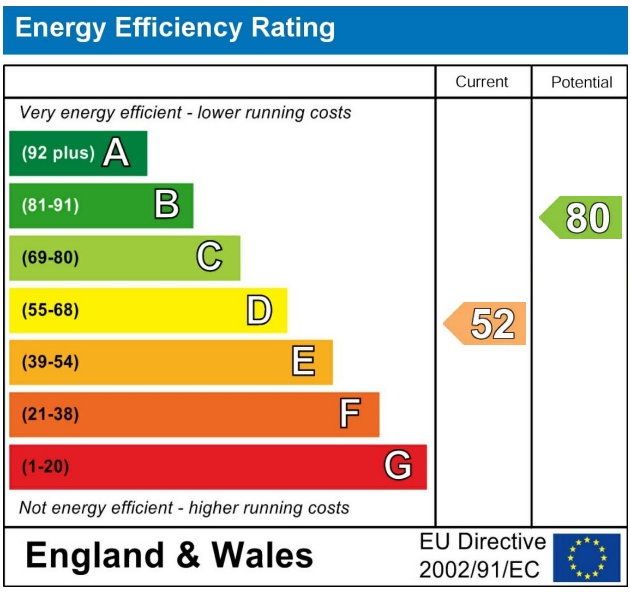
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