THE APARTMENT COMPANY®
20TH ANNIVERSARY

# Walcot Parade, Bath

- PRICE RANGE £270,000 - £300,000
- Large One bedroom apartment
- Communal Garden
- Rental Potential of over £1300 pcm
- Council tax band B
- 750 sq ft
- Redecorated & New Carpets and flooring throughout
- Retains original period features
- EPC Rating C
- Residence Permit Parking

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£270,000

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Welcome to this charming Georgian apartment located in the heart of Walcot Parade, Bath. This property boasts a delightful blend of historical charm and modern convenience, making it a perfect home for those seeking a touch of elegance.

As you step into this apartment, you are greeted by a spacious reception room that exudes warmth and character, thanks to the Georgian architecture that runs throughout. The property features one cosy bedroom, ideal for unwinding after a long day, and a well-appointed bathroom for your convenience.

Recently redecorated, this apartment offers a fresh and inviting atmosphere, with new carpets and flooring adding a touch of luxury. The abundance of natural light that fills the space creates a bright and airy ambiance, perfect for relaxing or entertaining guests.

The kitchen dining space is a true highlight of this property, providing a perfect setting for culinary adventures and shared meals with loved ones. Whether you are a budding chef or simply enjoy hosting dinner parties, this space is sure to inspire your inner foodie.

Don't miss the opportunity to make this Georgian gem your own. With its prime location, elegant features, and modern updates, this apartment offers a unique blend of history and comfort. Contact us today to arrange a viewing and step into your new home in Bath's historic Walcot Parade.

Council tax Band B. EPC rating C.
Lease 999 years from 1995
Service charge £1920 per annum
Ground rent £15.00

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COMMUNAL HALL
Bin storage. Communal garden.

HALLWAY
Entry phone. Fuse box. Smoke alarm. Flooring.

SITTING ROOM
18'6" x 15'6"
Two sash windows to front elevation with original working shutters. Feature fireplace. Two storage cupboards. Carpeted Flooring. Thermostat. Internet and telephone point. Wall mounted radiator.

KITCHEN/DINER
18'6" x 9'4"
Fully fitted kitchen comprising: range of wall and base units with granite effect worktops over, white 1.5 sink with mixer tap and drainer, integrated washing machine, oven and four ring gas hob, freestanding fridge freezer, space for dishwasher. Tiled to splash prone areas. Space for dining. Smoke alarm. Flooring. Sash window to front elevation with original working shutters. Wall mounted radiator. Range of wall mounted shelves.

MASTER BEDROOM
14'4" x 10'9"
Sash window to rear elevation with original working shutters. Feature fireplace. Two storage cupboard. Cupboard housing boiler. Wall mounted radiator.

BATHROOM
11'2" x 8'4"
White suite comprising: walk in shower with glass screen, low level WC and wash hand basin with dual taps over. Sash window to rear elevation. Small window to rear elevation. Flooring. Wall mounted radiator. Wall mounted mirrored vanity unit. Tiled to splash prone areas.

VIEWING ARRANGEMENTS
Viewings via the sole agents only:
The Apartment Company
4 Queen Street
Bath
BA1 1HE

Additional Information
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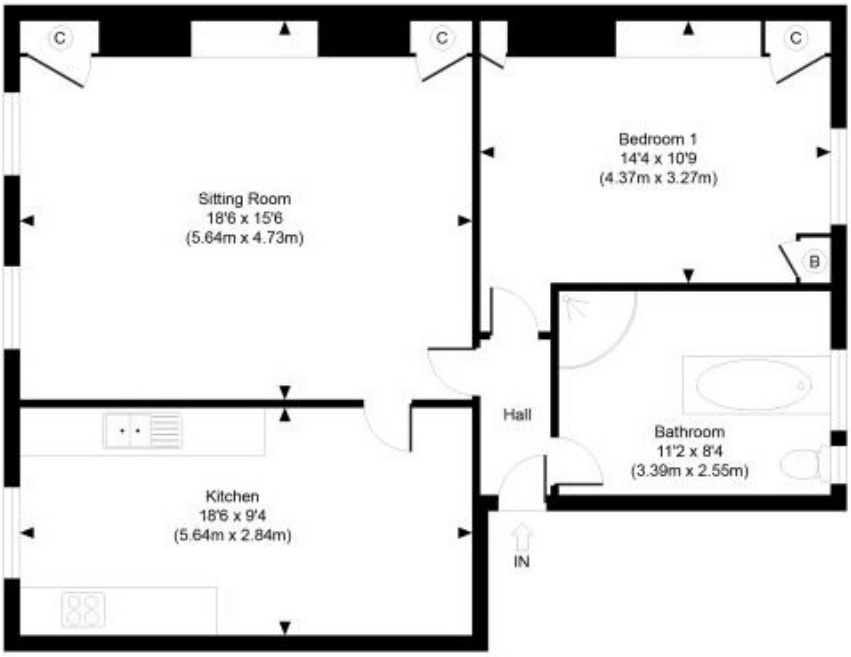
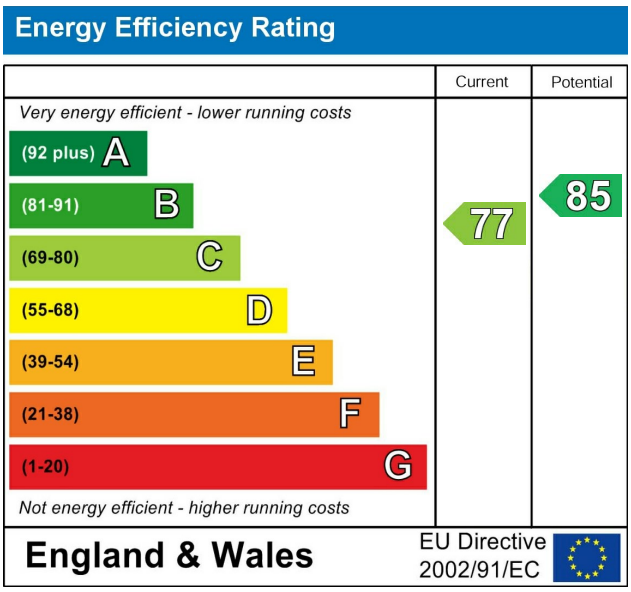
TOTAL APPROX. FLOOR PLAN AREA 750 SQ.FT. (70 SQ.M.)




All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo www.zentuvo.co.uk