



# ASPIRE

— TO MOVE —



## City View, Walcot, BA1

The City View location is popular for the access into the city. There many local amenities, that includes a doctors surgery, friendly local pub and several hairdressers. Local schools include St Stephens and St Andrews with the independent schools on Lansdown not too distant. It's an ideal area if you want the peace of a residential area, with a friendly community, without giving up the convenience of city living.

**£1,850 PCM**

# City View, Walcot, BA1

- 2 bedroom unfurnished property
- Available August 2025
- Gorgeous city views
- White goods included
- Good location
- Permit parking
- Council Tax Band - D - £2,214.54
- Holding deposit - one weeks worth of rent - £426.00

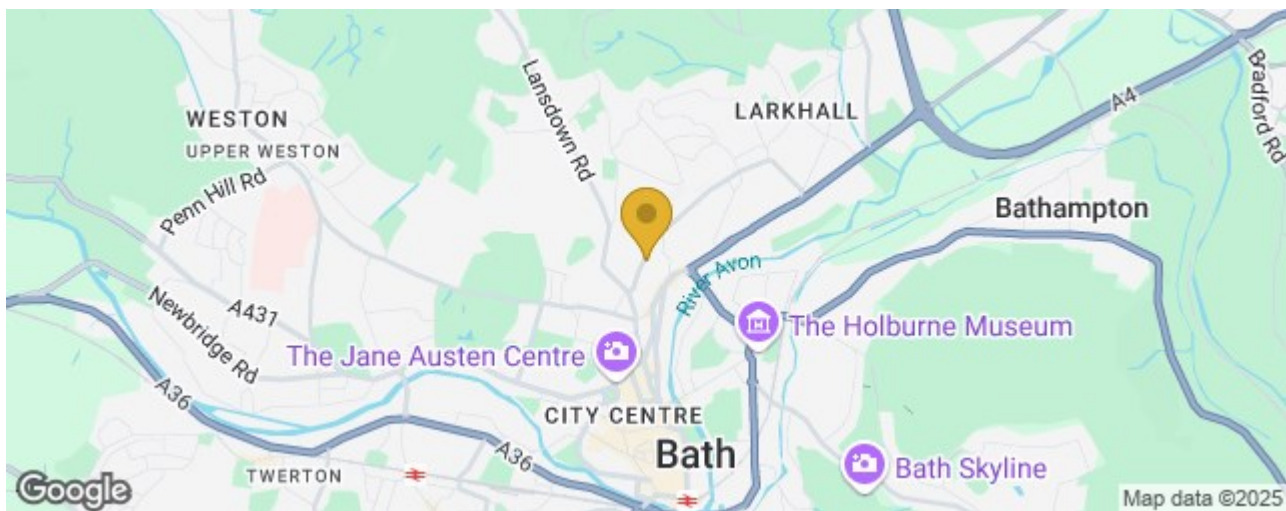
Aspire presents this 2 bedroom garden flat, located in a sought after location off Camden Crescent. This property has outstanding far reach Southerly views of Bath and would make the perfect home for a single person, couple or small family.

On the ground floor there are two bedrooms. The master is located to the rear and has exceptional views, it is a double bedroom with wardrobes included as seen in the pictures online. To the front of the property is the second bedroom, with feature fireplace this room would make the perfect nursery, guest bedroom or home office.

On the lower ground floor there is a well presented bathroom with shower over bath, toilet, vanity unit with heated mirror and storage. The property is lucky enough to have use of the vaults for storage and a utility area with washing machine and dryer included. The kitchen is galley style with base and wall units, gas hob & cooker, dishwasher and fridge freezer are included. The kitchen leads through to the back of the house where the bright and airy living room with log burner is located.

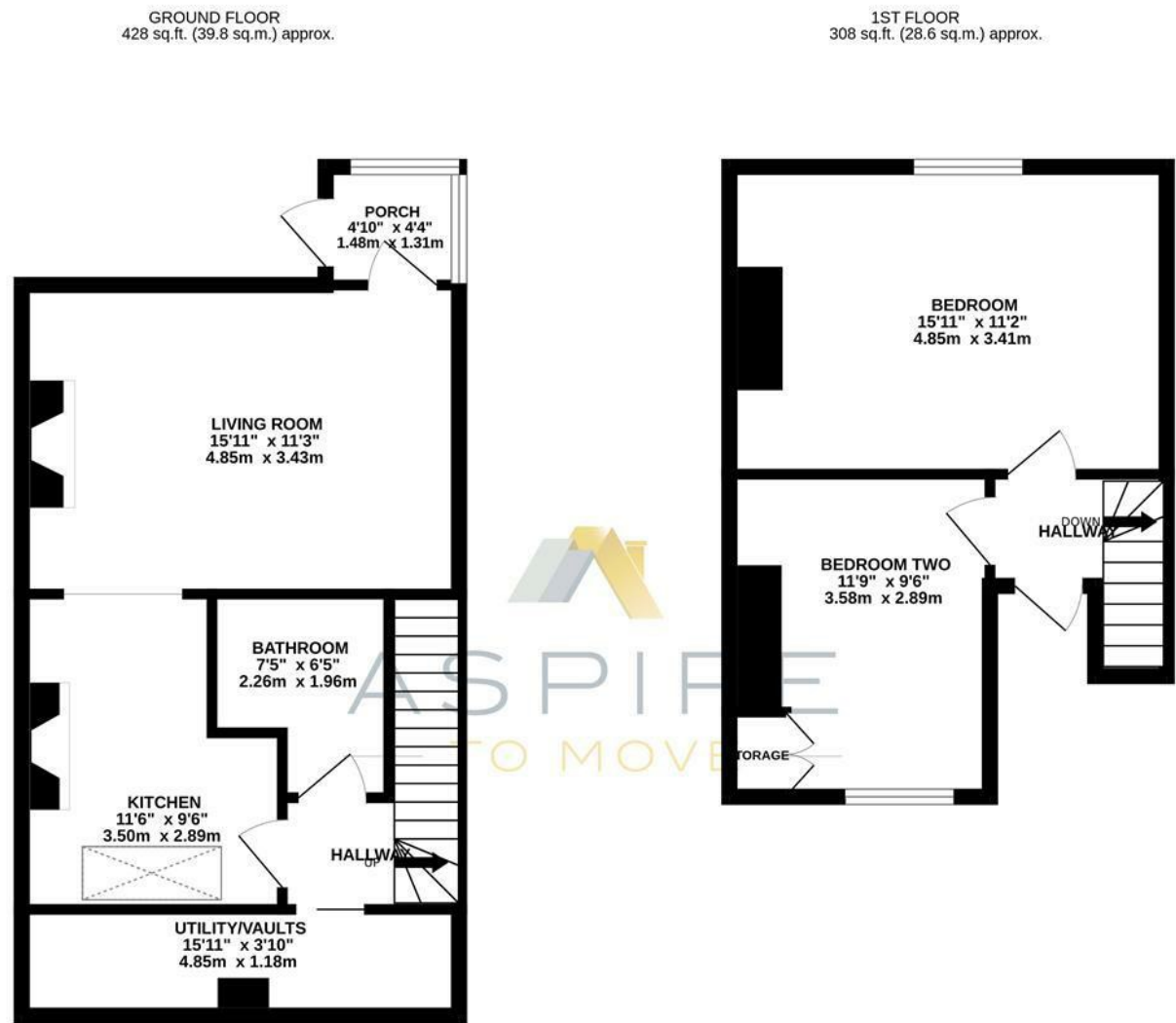
The rear terraced garden really is incredible, it is patio laid and a real suntrap making the perfect place to enjoy your morning coffee or dinner with friends. The garden is tiered and has its very own workshop below the terrace. The lower part of the garden is home to thyme, lavender, foxgloves, rosemary and erigeron and much more.

This property is available to move into as soon as possible.





Floor Plan



GARDEN FLAT, CITY VIEW

TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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 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.

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