



# ASPIRE

— TO MOVE —



## Walcot Parade, Bath, BA1

Video and physical viewings available. Part furnished/Unfurnished one bedroom ground floor flat located on Walcot Parade, Bath. Available from May 2025.

Walcot Parade is an elevated, pedestrianised row of Georgian properties occupying a position overlooking Lonon Road. Local amenities including a pub, wholefoods store, renowned café and bagel shop and much more! The popular Walcot Street is just 0.2 miles away and Bath City centre is 0.4 miles away. Bath spa train station is 1.3 miles away.

**£1,450 PCM**

# Walcot Parade, Bath, BA1

- One bedroom flat
- Part furnished or unfurnished
- Holding deposit: £334
- Ground floor
- Suitable for a professional or mature student
- 12 month initial tenancy
- Available May 2025.
- Video tour available
- Council tax band B

Video and physical viewings available. Part furnished/Unfurnished one bedroom ground floor flat located on Walcot Parade, Bath. Available from the 16th May 2025.

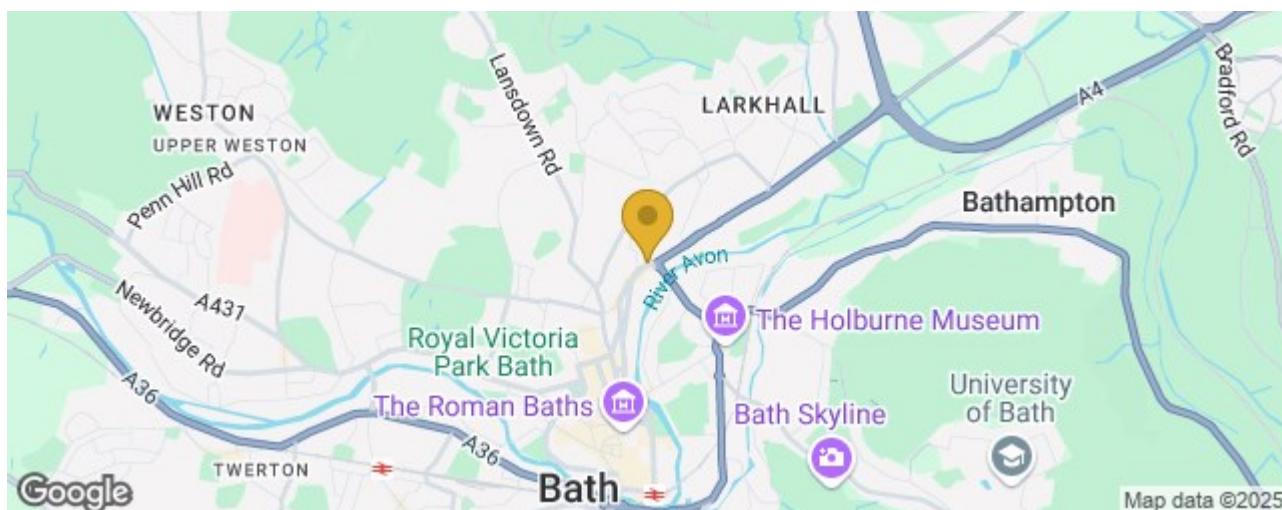
Walcot Parade is an elevated, pedestrianised row of Georgian properties occupying a position overlooking Lonon Road. Local amenities including a pub, wholefoods store, renowned café and bagel shop and much more! The popular Walcot Street is just 0.2 miles away and Bath City centre is 0.4 miles away. Bath spa train station is 1.3 miles away.

The flat is located on the ground floor and is accessed via the communal entrance hallway. On entering the flat there is a hallway which leads you round to the right to access the living room and kitchen. The kitchen area has base and wall units, oven, hob, and integrated fridge with freezer box and washing machine. There is a storage cupboard which houses the gas combi boiler. The living room is a bright open space with two alcoves for storage and a feature fireplace. There are two sash windows allowing in natural light and both windows have working shutters. The sofa, dining table and chairs can be provided. The bedroom is to the rear of the flat and can come with double bed and mattress. There is a double built in wardrobe with one side having a rail and the other shelving. There is a shower room with a large walk in shower, WC and sink. The flat also benefits from a large storage cupboard off of the hallway.

Please check with BANES council with regards to availability on permit parking.

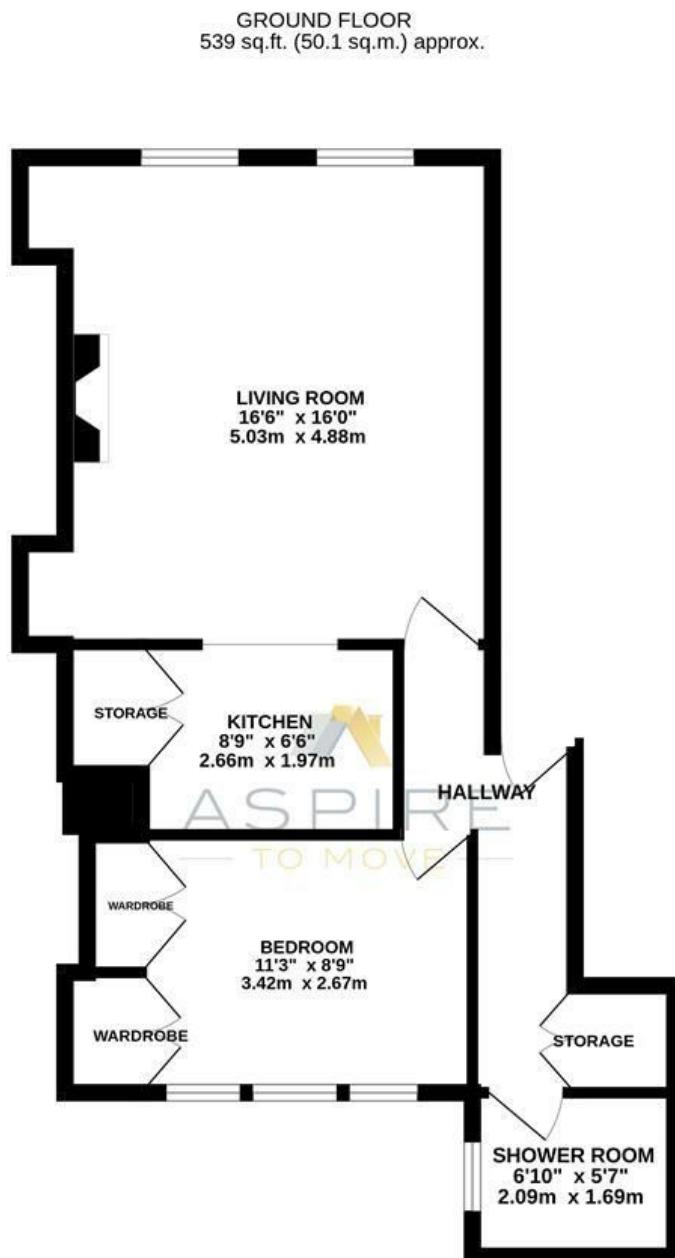
The property is available from May and would best suit a single professional or couple or alternatively a mature/PHD student. Sorry, no pets.

Council tax band B: £1,722.41





# Floor Plan



WALCOT PARADE, BATH, BA1

TOTAL FLOOR AREA: 539 sq.ft. (50.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			