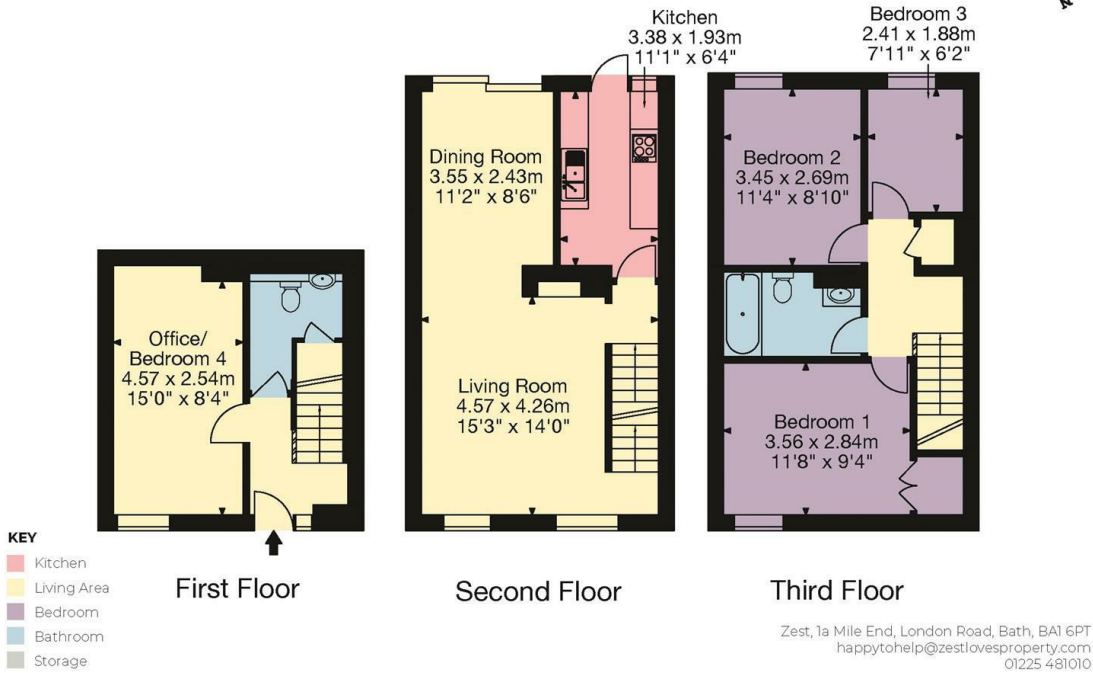


16 Calton Walk, Bath BA2 4QQ
Approx. Gross Internal Area
1,077 sq ft - 100 sq m





DESCRIPTION

A fabulous three storey property set in the sought after of Widcombe just a few minutes walk away from the city centre, enjoying the most breathtaking views. This exceptionally light and spacious property offers much potential to create a beautiful family home. The accommodation is evenly spread over three floors and offers 3 to 4 bedrooms, living room, dining room, kitchen, wc. The property enjoys a level garden to the front and a terraced courtyard garden to the rear. Garage (situated in Holloway).

LOCATION

Calton Walk is conveniently located between the amenities of Bear Flat and Widcombe, within half a mile of Bath City centre and only five minutes walk from Bath SPA train and bus stations. The pedestrianised access to the front and rear gives the property a pleasant traffic free approach with Alexandra Park accessible via woodland paths above

Calton Gardens. The Bear Flat community is close by offering a wide variety of amenities including a pharmacy, coop supermarket, The Good Bear cafe, Menu Gordon Jones restaurant, Italian deli and the family friendly Bear Hotel and bar. Widcombe Parade is also easily accessible offering a selection of shops, bars and cafes as well as a Doctor's Family Practice and pharmacy

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).

TENURE

Leasehold: 999 years from 1971 Ground rent £15pa

