



Flat 2, 1 Walcot Terrace, Bath



Total Area: 44.1 m² ... 475 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. www.energysassessmentservices.co.uk

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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**WALCOT TERRACE, BATH
BA1 6AB**

**GUIDE PRICE
£170,000**

1 BEDROOM FLAT/APARTMENT

- A delightful one bedroom apartment, forming part of a Georgian Town House
- Well equipped kitchen/diner, good sized living room
- Bathroom and separate WC
- Within good walking distance to city centre
- Far reaching views to rear
- Leasehold, EPC rating D, Council tax band A



DESCRIPTION

A delightful, well appointed one bedroom flat located in a converted listed building on Walcot Terrace. The accommodation comprises of an entrance hall with cloakroom, a spacious modern kitchen, lounge with fantastic high windows together with a statement feature fireplace, double bedroom and a stylish bathroom with shower over bath. The large bedroom and living room sash windows offer wonderful views over the river and well kept neighboring gardens.

LOCATION

Access to the M4 is available without having to cross the city and the Bath Spa mainline station is a 15 walk from the property. Close to local amenities including supermarkets, pubs, restaurants and local shops, the property is also within walking distance of the river Avon and the Kennet

and Avon Canal as well as both Hedgemoad Park or Sydney Gardens in Bathwick. Commuters will be pleased to note that Junction 18 of the M4 is situated 10 miles north of the City, giving access to London, North Bristol and the South-Western Midlands (via the M5).

TENURE

999 years lease, commenced in 1984
Management company HML
Maintenance charge £248pcm
Ground rent £5pa
Freeholder Jonathan Kelly
Subject to change

