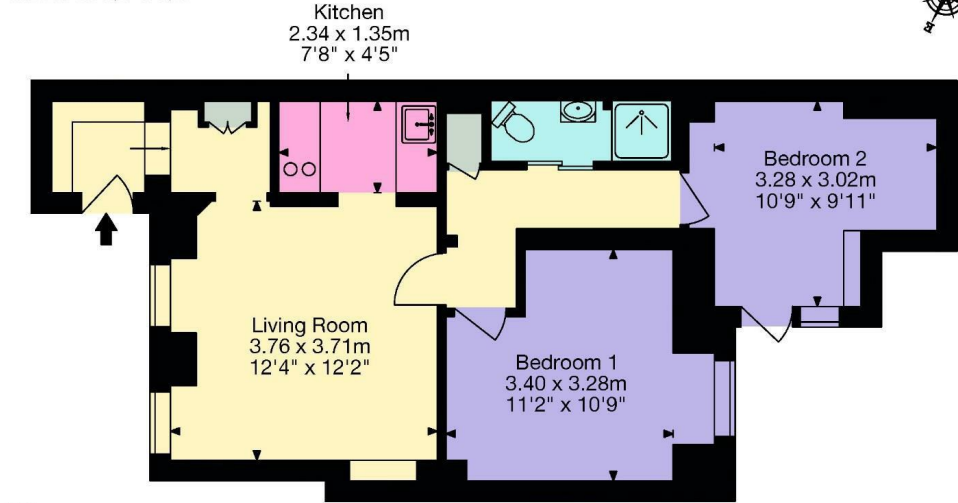


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(03-00) C		
(05-08) D		
(09-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lower Ground Floor Flat, 20 Walcot Terrace, Bath BA1 5NF

Approx. Gross Internal Area
Total Area - 593 sq ft - 55 sq m



KEY
Kitchen
Living Area
Bedroom
Bathroom
Storage

Lower Ground Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

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.

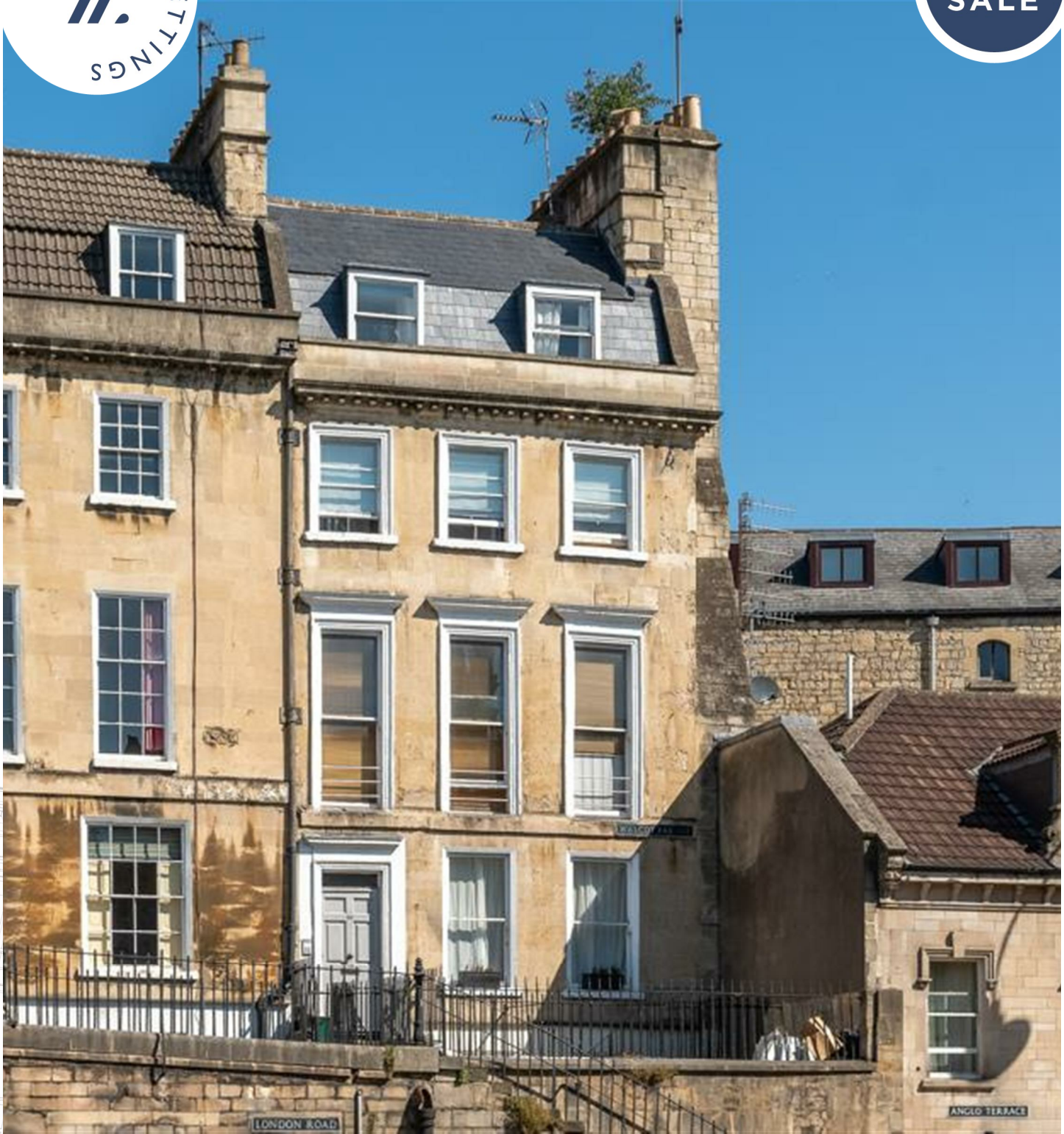
ZEST ESTATE AGENTS

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LONDON ROAD
BATH
BA1 6PT

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E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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WALCOT PARADE, BATH
BA1 5NF

GUIDE PRICE
£285,000

2 BEDROOM FLAT - GARDEN

- South facing living room and well equipped kitchen
- Storage area with space for washing machine
- Within a few minutes walk of the city centre. No onward chain.
- Two double bedrooms, bathroom with walk in shower
- Level access to a rear private courtyard
- Leasehold, EPC rating C, Council tax band B



DESCRIPTION

A superb and spacious two-bedroom lower ground floor apartment forming part of an elegant Georgian townhouse, ideally located just a few minutes' walk from the city centre. The bright, south-facing living room offers a welcoming space, while the modern kitchen features integrated appliances including a dishwasher and induction hob. There are two generous double bedrooms, a stylish bathroom with underfloor heating, and a practical entrance hall with built-in storage. Outside, a private rear courtyard provides a quiet outdoor retreat. The property is offered with no onward chain, making it an excellent opportunity for a range of buyers.

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 Hedgemoor 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 year lease, commenced 1985. Management company: HML Chilton. Management charge £210.92 pcm approx. Subject to change

