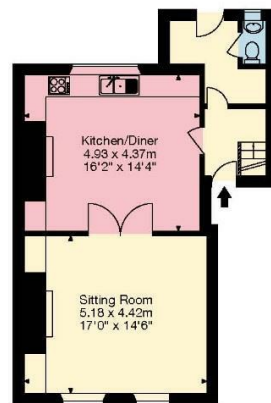
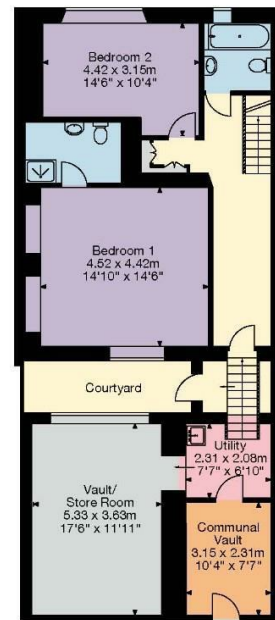


**Flat 1, 12 Walcot Parade, Bath BA1 5NF**  
Approx. Gross Internal Area  
Main House - 1,669 sq ft - 154 sq m

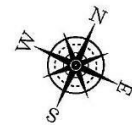


Ground Floor



Lower Ground Floor

**KEY**  
Kitchen  
Living Area  
Bedroom  
Bathroom  
Storage



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

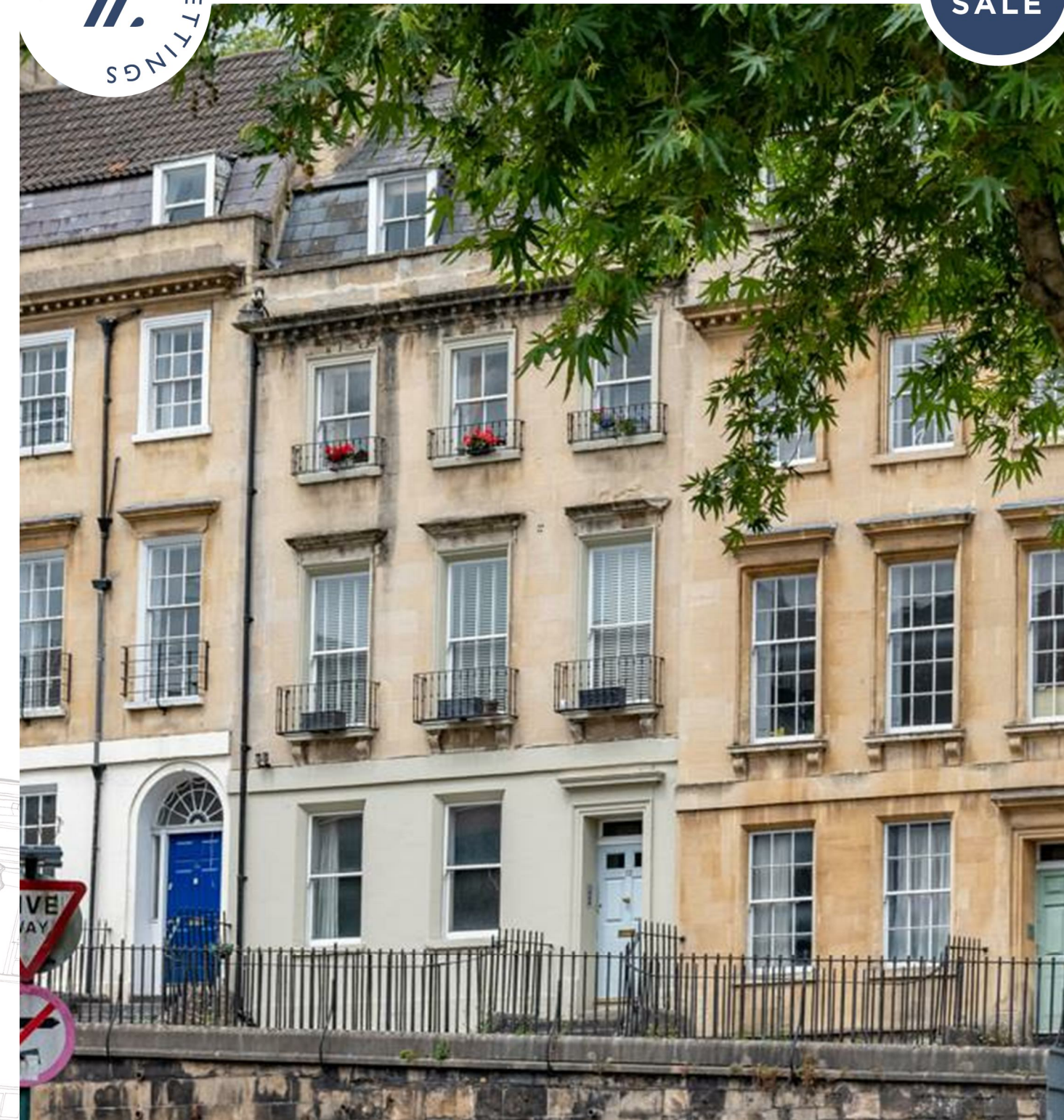
1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

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E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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**FOR  
SALE**



## WALCOT PARADE, BATH BA1 5NF

**GUIDE PRICE  
£450,000**

### 2 BEDROOM MAISONETTE - GARDEN

- A fabulous garden maisonette forming part of a Grade II Listed building
- Ground floor sitting room, kitchen/diner, utility, wc
- Mature landscaped garden with access to an allocated off road parking space
- In need of modernisation with no onward chain
- Principle bedroom with ensuite, further double bedroom, bathroom, dry storage vault
- Council tax band D, leasehold/share of freehold, EPC exempt.



## DESCRIPTION

An impressive garden maisonette covering the ground and lower ground floor of a splendid Grade II listed building. This spacious apartment has retained many original period features but is in need of modernisation. The ground floor offers a sitting room with bridal doors opening through to the kitchen/diner an entrance hall, wc and access out to the mature landscaped garden. The lower ground floor offers a principle bedroom with ensuite bathroom, double bedroom, bathroom, utility and a vault which is currently used for storage. The rear garden is tiered and has an abundance of mature shrubs and plants. At the end of the garden there are steps up to a parking area which provides one allocated parking space.

## LOCATION

Walcot Parade gives you a level walk through Walcot Street past a wide variety of boutiques, artisan cafes and restaurants into the heart of the city. To be so close to the array of cultural and leisure facilities Bath has to offer is always popular. The museums, art galleries and theatres are all on your door step, as well as Bath Spa Railway Station providing a high speed link to London Paddington.

## TENURE

999 Year lease - commenced in 1987  
Management company: Bath Property Services  
Management charge £266pcm

