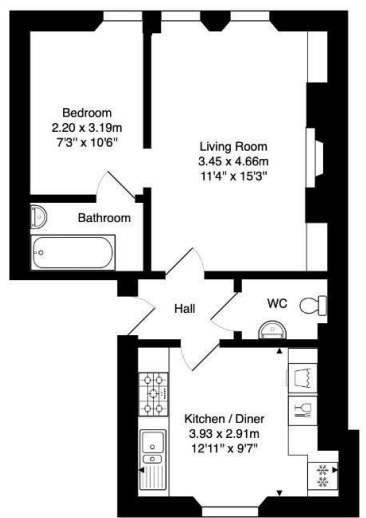


Flat 2, 1 Walcot Terrace, Bath



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.energysurveyorservices.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

**BY AUCTION
£140,000**

1 BEDROOM FLAT/APARTMENT

- Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000
- Fantastic one bedroom apartment with 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.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed

purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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 years lease, commenced in 1984
Management company HML
Maintenance charge £365.80PCM
Ground rent £5pa
Freeholder Jonathan Kelly
Subject to change

