

**Flat 4, The Old Walcot School, Guinea Lane, Bath BA1 5NB**  
 Approx. Gross Internal Area  
 Total area = 55 sq m / 596 sq ft



- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
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**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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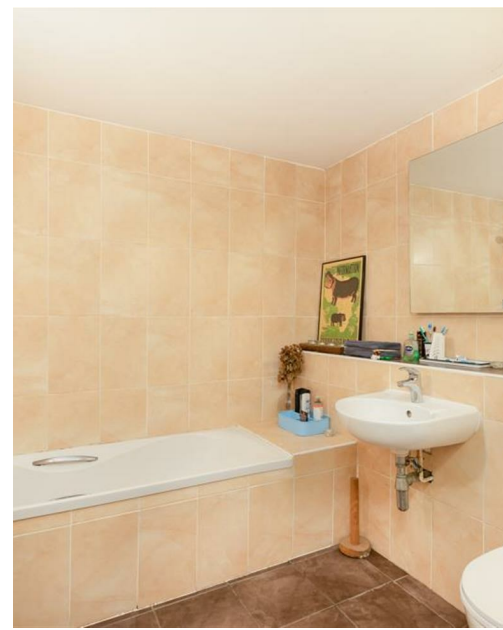
**GUINEA LANE, BATH  
 BA1 5NB**

**OFFERS IN EXCESS OF  
 £300,000**

**2 BEDROOM MAISONETTE - GARDEN**

- A two bedroom Georgian courtyard apartment
- Principle bedroom with ensuite bathroom
- Private courtyard garden
- Open plan living/dining/kitchen
- Further double bedroom, bathroom
- Grade II Listed, Leasehold, Council tax band D





#### DESCRIPTION

This stunning and individual apartment forms part of a splendid Grade II Listed building that is The Old Walcot School, situated just a stones throw away from the city centre and local amenities. The apartment comprises; stunning open plan sitting room with hard wood floors and floods of natural light, fully integrated contemporary kitchen, downstairs bathroom. The mezzanine level consists of two light and airy double bedrooms, one with floor length windows and its own ensuite bathroom, Externally there is a pretty private courtyard.

#### LOCATION

The Old Walcot School was erected in 1840, situated in central Bath at the end of Guinea Lane - opposite both the grand grade I listed Paragon and grade II listed

Hedgemoad Park. Within a ten minute walk of the city centre and a 20 minute walk of Bath Spa train station. Also nearby are The Circus, Assembly Rooms and the Royal Crescent. There is a wide range of amenities close to the property, including boutiques, cafes and wine bars along Alfred Street and nearby, Saville Row and Bartlett Street. The city of Bath is famous for excellent cultural and leisure amenities including specialist shops, museums, art galleries and theatres. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 80 minutes).

#### TENURE

Leasehold  
999 year lease, commenced in 2001.  
Management charge - £697.70 pa  
Subject to change

