FLOOR PLAN:



EPC CHART:

ZEST PROPERTY SERVICES

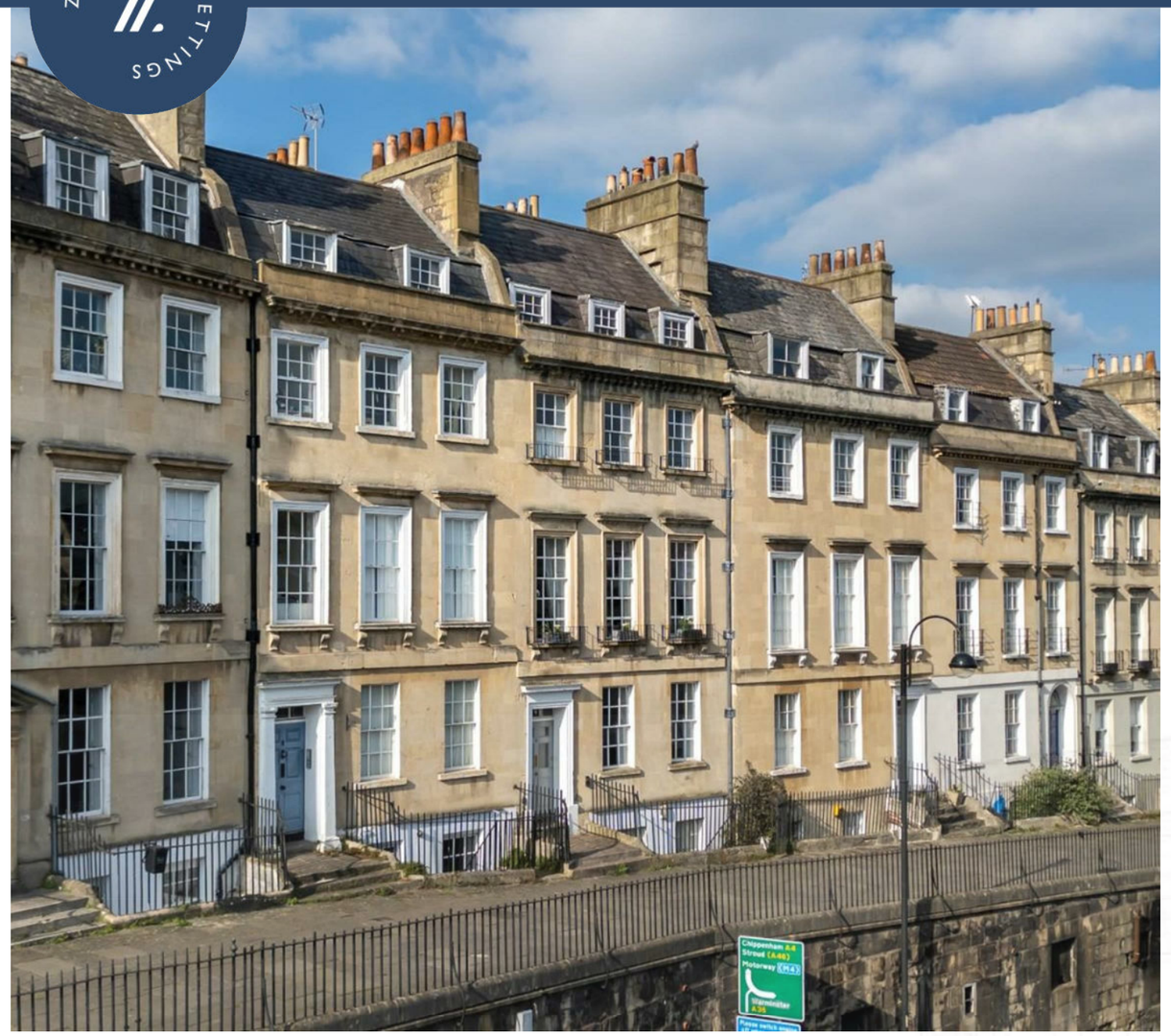
1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

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.



9, Walcot Parade, Bath, BA1 5NF

1 Bedroom Apartment

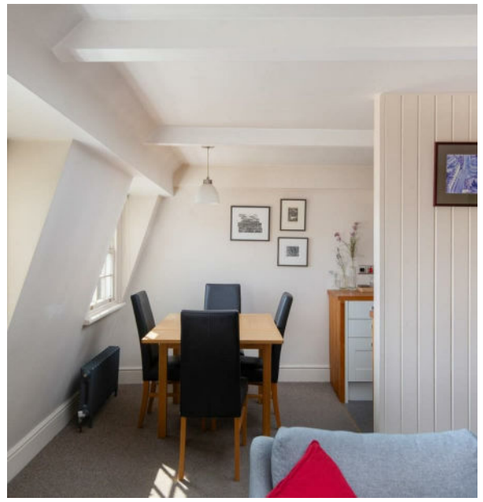
Offers in excess of £250,000

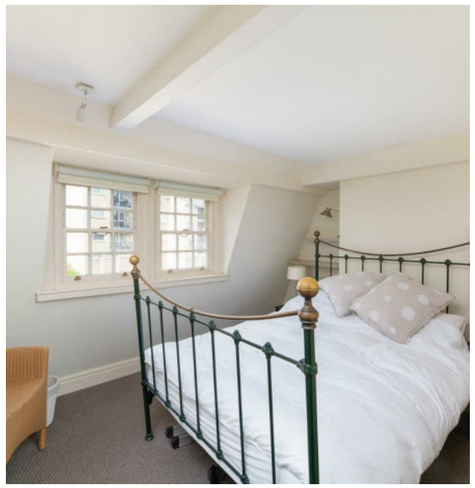
- Charming top floor apartment forming part of a magnificent Grade II Listed building
- Perfectly located on the edge of Walcot Street just a few minutes walk from the city centre
- No onward chain
- Modern kitchen with dining area, living room, double bedroom and a bathroom
- Allocated off road parking space for one vehicle
- Leasehold. Council tax band B.

DETAILS

A charming Grade II, top floor apartment, flooded with light, just off Walcot Street. Living room opening through to a kitchen/diner, double bedroom, bathroom. Allocated off road parking space for one vehicle, no onward chain.









DESCRIPTION
This spacious and airy apartment is situated in a stunning elevated location, boasting breathtaking southerly views. Beautifully presented, this Grade II listed property features a well-equipped modern kitchen that seamlessly flows into a dining area, along with a generous living room, both benefiting from a south-facing aspect and abundant natural light.

The property includes a double bedroom with built-in wardrobes and a bathroom equipped with a bath and overhead shower. At the rear, you'll find an allocated parking space, offering peace of mind after a busy day. With no onward chain, this apartment is ready for you to move in and enjoy.

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 which commenced in 1981
Share of freehold
Management charge £110pcm



