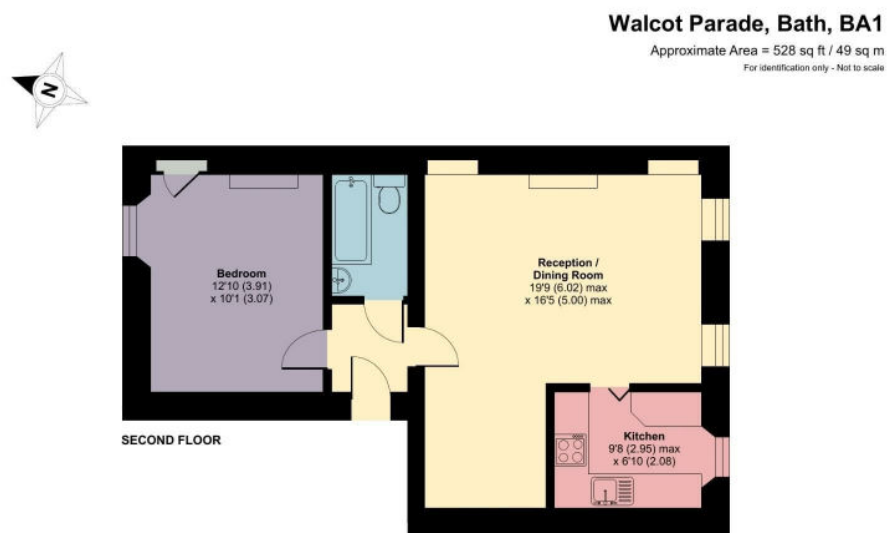
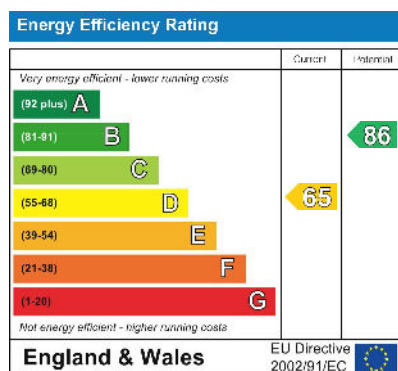


FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Zest Sales and Lettings Ltd. REF: 1431185

EPC CHART:



ZEST PROPERTY SERVICES

1 a 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.



7, Walcot Parade, Bath, BA1 5NF

1 Bedroom Flat/Apartment

Guide price  
£245,000

- A beautifully presented one bedroom apartment
- Large bedroom and bathroom with shower over bath
- On street permit parking nearby
- Living room and additional office space, separate kitchen
- Original fireplaces, gorgeous sash windows with south facing views
- Leasehold, EPC rating D, Council tax band B

DETAILS

A beautifully presented one bedroom apartment situated on the second floor of a Georgian townhouse, within excellent proximity to the city centre. On street permit parking.



#### DESCRIPTION

This well-proportioned apartment offers a generous living space, enhanced by elegant sash windows that flood the room with natural light and provide stunning south-facing views. A charming original feature fireplace adds character, while a separate office space offers practical flexibility for working from home. The kitchen is well-appointed and equipped with modern appliances. To the rear of the property, the spacious bedroom benefits from built-in storage and a delightful original fireplace, creating a warm and inviting atmosphere. The bathroom is tastefully decorated in neutral tones

and features a shower over the bath. On-street permit parking is available nearby.

#### LOCATION

Walcot Parade offers a level stroll along Walcot Street, lined with an eclectic mix of independent boutiques, artisan cafés, and restaurants, leading directly into the heart of the city. Its prime location places you within easy reach of Bath's rich array of cultural and leisure attractions, making it consistently sought after. Museums, art galleries, and theatres are all just moments from your doorstep, while Bath Spa Railway Station provides convenient

high-speed connections to London Paddington.

#### TENURE

Leasehold  
999 year lease, commencing 1982  
Annual management fee £960  
Management company -  
Southernford Associates Ltd  
Subject to change