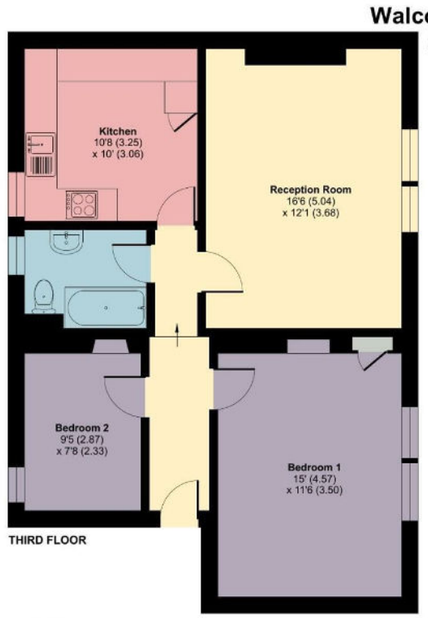
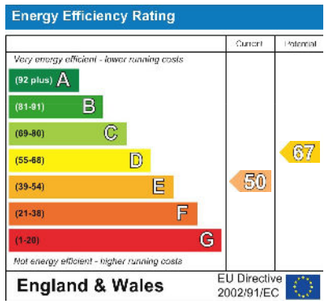
FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1496656

EPC CHART:



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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.



22-23, Walcot Buildings, Bath, BA1 6AD

2 Bedroom Flat/Apartment

Offers in excess of £250,000

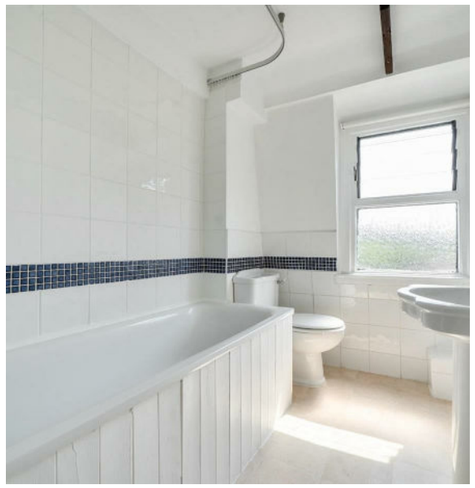
- A well appointed Grade II listed top floor apartment
- Original features, exposed beams and leafy views to the rear
- No onward chain
- Two bedrooms, living room, separate kitchen, bathroom
- On street permit parking nearby
- Share of freehold, EPC rating E, Council tax band B

DETAILS

A characterful Grade II listed top-floor apartment with two bedrooms, a spacious living area, modern kitchen, and leafy views. Ideally located close to the city centre and local amenities, the property is offered with no onward chain. On street permit parking available nearby.









DESCRIPTION
A beautifully presented Grade II listed top-floor apartment, ideally situated within easy reach of the city centre, local amenities, and picturesque riverside walks. The property features two well-proportioned bedrooms, a spacious living room, and a generous separate kitchen fitted with modern appliances. The bathroom is well appointed and includes a shower over the bath. Full of character, the apartment boasts exposed beams and traditional sash windows, while enjoying delightful green views to the rear. Offered to the market with no onward chain, this charming home presents an excellent opportunity for first-time buyers, professionals, or investors alike. On street permit parking is available nearby.

LOCATION
Walcot Buildings is ideally situated between Walcot and Larkhall, with an excellent range of local amenities within easy walking distance. The heart of Larkhall village is less than a five-minute walk away and offers a vibrant selection of independent shops and everyday conveniences, including a Co-op, butcher, delicatessen, several cafés, newsagents, a post office, and a variety of local businesses. Bath city centre is approximately a 30-minute walk away and is also easily accessible via the frequent bus service running along London Road. For commuters, the property offers convenient access to the M4 (Junction 18, approximately 11 miles away), while Bath Spa railway station (around 1.5 miles) provides high-speed rail connections. Just behind the property, Kensington Meadows offers direct access to the picturesque canal towpath, providing scenic walks towards Bradford-on-Avon and beyond, while also connecting in the opposite direction to Bath and Bristol.

TENURE
Under mutual agreement as part of 22-23 Walcot Bldgs Ltd, each residential flat is responsible for 20%, and the ground floor business 40%, of communal building costs relating to the outer-skin and roof, including buildings insurance. The three residential apartments each contribute an equal one-third share towards the maintenance, repair, and redecoration of the communal staircase and landing, which provide access to all three properties.

£10 Annual Ground Rent - Subject to change.



