



 Home
ESTATE AGENTS of BATH

£180,000

Energy Efficiency Rating: TBC

Walcot Buildings, Bath, BA1 6AD.

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An excellent opportunity has arisen to purchase this immaculate one double bedroom apartment on the top floor of a Georgian building believed to date from 1793 and offered to the market for the first time in many years. The benefits include a highly sought after central location, south facing views and an abundance of historic character. Entered via a grand communal hall, the property briefly comprises landing, lounge, kitchen/dining room, double bedroom and bathroom. The property is situated within an eclectic community of independent shops and businesses. Access to the City Centre is via the shops and cafés of Walcot Street. The Holburne Museum is also close by accessed via the tree lines Bathwick Street. Whilst most City landmarks are within easy reach, there are numerous links to the Universities.

Early viewings are strongly advised.

Entrance Hall

Stairs rising into apartment, period style banister, secure entry phone system, fuse boxes, shelving, doors to all rooms.

Lounge: 2.85m x 3.68m

Period style window to rear aspect, 2x electric heaters, period style beams, built in shelving, south facing aspect, spectacular views.

Kitchen/Dining Room: 2.19m x 3.55m

Period style window to front aspect, range of base and wall mounted units, stainless steel sink drainer unit with mixer tap, integrated electric hob, cooker, integrated cooker hood, tiled splashbacks, plumbing for washing machine, laminate flooring, spectacular views across the Northern Slopes.

Bedroom: 2.55m x 3.65m

Period style window to rear aspect, electric heater, period style beams, built in shelving, south facing aspect, spectacular views.

Bathroom

Period style window to front aspect, electric heater, pedestal

wash basin, shower cubicle with Triton electric shower, WC, built in cupboard, wall tiles, spectacular views across the Northern Slopes.

Agents Notes:

We believe it is a remainder of a 999 year lease. Full details to be confirmed.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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Flat 3, 17 Walcot Buildings
Bath
BA1 6AD.

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or go online to book your
viewing.

 01225 463006

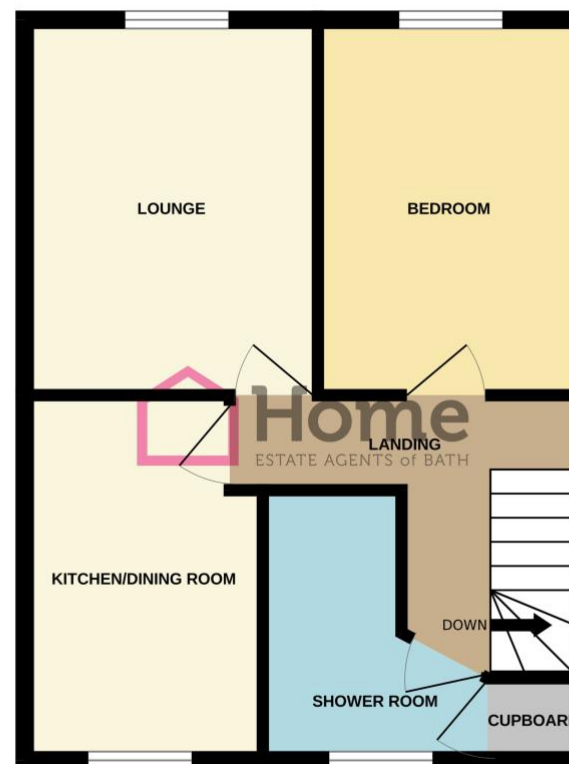
 sales@aher.co.uk

 @at_home_bath

 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801