

LETTINGS

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SALES

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## THE APARTMENT COMPANY®



### *Old Walcot School* Stylish and modern

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This stylish and spacious, well presented first floor apartment is situated in a sought after area, just minutes' walk to popular high street shops and other local amenities. The accommodation comprises: open plan sitting/dining room, well equipped fitted kitchen with built in appliances, mezzanine first floor level double bedroom/study area and stylish bathroom. This contemporary property offers light and airy modern living while still keeping the beautiful period feature for which Bath is renowned. Property of this nature don't come up very often so early viewing is recommended.

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RENT £795 to £825 pcm

# Bijou apartment with mezzanine level

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Unfurnished | PRICE RANGE £795 to £825 pcm | One double bedroom | Close to all local amenities | No pets | No Students | Council Tax Band C | Agency fees £420 including VAT | Central zone parking permit | Available 9th April 2019

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## COMMUNAL HALL

Post boxes and stairs leading to all floor levels.

## SITTING/DINING ROOM

15' 5" x 13' 0" (4.7m x 3.96m)

Large sash window to rear elevation. Wood flooring. Two storage heaters. Video entry phone. Television, internet and telephone point. Wall lights. Downlights.

## KITCHEN

8' 6" x 7' 11" (2.59m x 2.41m)

Range of base cupboards with work surfaces over. One and half bowl single drainer sink unit. Bosch fridge-freezer. Built in cooker, hob and extractor hood. Washer-drier. Wall tiling and vinyl flooring. Storage heater. Spotlights. Triple aspect windows.

## MASTER BEDROOM

13' x 10' 2" (3.96m x 3.1m)

Large sash window to rear elevation. Storage heater. Spotlighting. Smoke alarms.

## BATHROOM

10' 8" x 7' 3" (3.25m x 2.21m)

White suite comprising tiled panelled bath with shower over. White tiling. Triple aspect windows. WC and wash hand basin. Shelving. Vinyl flooring. Spotlights. Chrome electric towel heater. Electric shaver point. Extractor.





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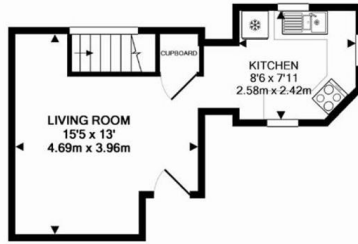
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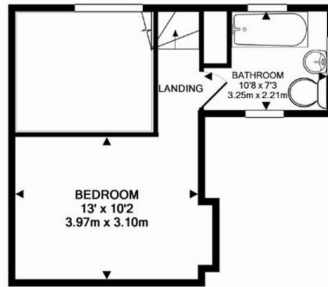
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GROUND FLOOR  
 APPROX. FLOOR AREA 249 SQ.FT. (23.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR AREA 239 SQ.FT. (22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Old Walcot School

Bath, Somerset BA1 5NB

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