

LETTINGS

01225 303 870

SALES

01225 471 144

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sales@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Walcot Buildings Super top floor apartment with views

Situated in central Bath and forming part of a grade II listed Georgian townhouse. This immaculately presented top floor one bedroom apartment offers an entrance hall, open-plan living area/kitchen and shower room. The property offers delightful views over the River Avon and beyond. This area is popular with walkers and offers endless paths and walkways – perfect for those that love to explore. Close to the City Centre and local amenities.

RENT £750 to £800 pcm

Delightfully bright open-plan living in Bath

Unfurnished | PRICE RANGE £750 to £800 pcm | Fabulous views | Open-plan living space | Close to City Centre | One double bedroom | Residence parking permit | Agency fees £420 inc VAT | Council tax band A | Available now

COMMUNAL HALLWAY

Well kept hallway. Cupboard housing utility meters. Area for post collection.

INNER HALLWAY

Large skylight. Entry phone. Storage cupboard with space for washing machine. Shelving with ceiling light.

OPEN LIVING AREA/KITCHEN

15' 8" x 13' 1" (4.78m x 3.99m)

Dual sash windows to rear elevation. Feature fireplace. Contemporary low level radiator. Integrated Bose amplifier and ceiling speakers. Recessed spotlights. TV and phone points. Carpeted mezzanine area for storage above kitchen and shower room.

Open-plan kitchen comprising: range of matt grey wall and base cupboards with white marble worktops. 1.5 sink and drainer with mixer tap over. Integrated dishwasher, fridge and Whirlpool combination oven. Four ring electric hob with extractor fan over. White tiles to splash prone areas. Recessed spotlights.

DOUBLE BEDROOM

11' 2" x 9' 2" (3.4m x 2.79m)

Sash window to front elevation. Contemporary low level radiator. Mezzanine storage area. Recessed mood lighting. Beams.

SHOWER ROOM

Walk-in shower with rain shower head. Wall mounted ceramic wash hand basin with mixer tap over. Low level WC. Wall mounted chrome ladder towel heater. Contemporary white tiles to splash prone areas. Extractor fan. Recessed spotlights.

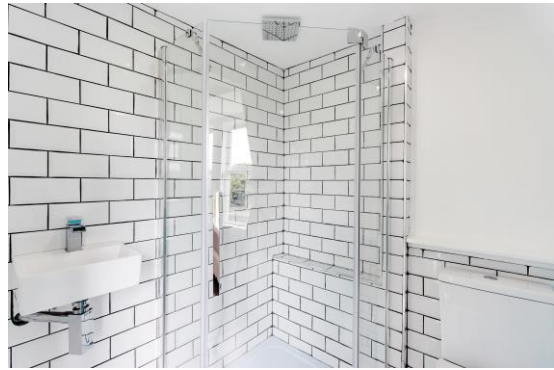




VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
1 Queen Square
Bath
BA1 2HA



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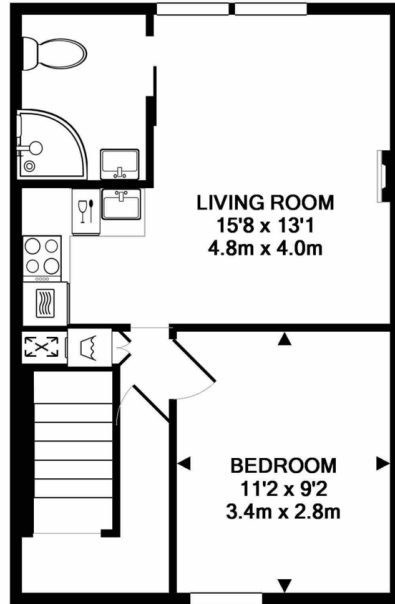
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TOTAL APPROX. FLOOR AREA 400 SQ.FT. (37.2 SQ.M.)

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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2010/31/EC	61 65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2010/31/EC	58 63



Walcot Buildings

Bath, BA1 6AD

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