



## Walcot Parade, Bath, BA1

£325,000 *share of freehold*



A two-bedroom First Floor apartment in a Grade II Listed building in Bath city centre. The property has the added benefit of a private parking space to the rear.

### KEY FEATURES

- 2 Bedrooms
- 1 Reception room
- Parking



Bath

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## DESCRIPTION

A beautifully presented two bedroom First floor apartment in the glorious Walcot Parade area of Bath. Situated just a short walk from the central shopping and entertainment part of the city, this magnificent Georgian terrace stands on a high raised pavement looking towards Cleveland Bridge.

The accommodation is arranged over the ground floor of this Grade II Listed building and comprises:

A spacious Living room at the front of the property overlooking the raised terrace, Modern kitchen with built in oven & hob, The principal double bedroom is situated at the rear of the property. There is a fully fitted bathroom with a roll top bath and shower over, and Bedroom 2 at the front.

There is a private parking space at the rear of the property.



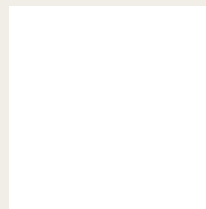




## LOCATION

Walcot Parade is a Grade II Listed Georgian Terrace close to Bath city centre. Walcot Street, with its extensive range of shops, bars, restaurants and galleries is approx 100m walk away and leads into the central shopping and cultural area of the city.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT250183>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** share of freehold

**Term:** 955 year and 3 months

**Service Charge:** £1100 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:**

**EPC rating:** C

**Mobile Phone:** Mobile phone coverage is variable but is said to be good outdoor and in-house according to Ofcom with the best coverage from Vodafone and EE

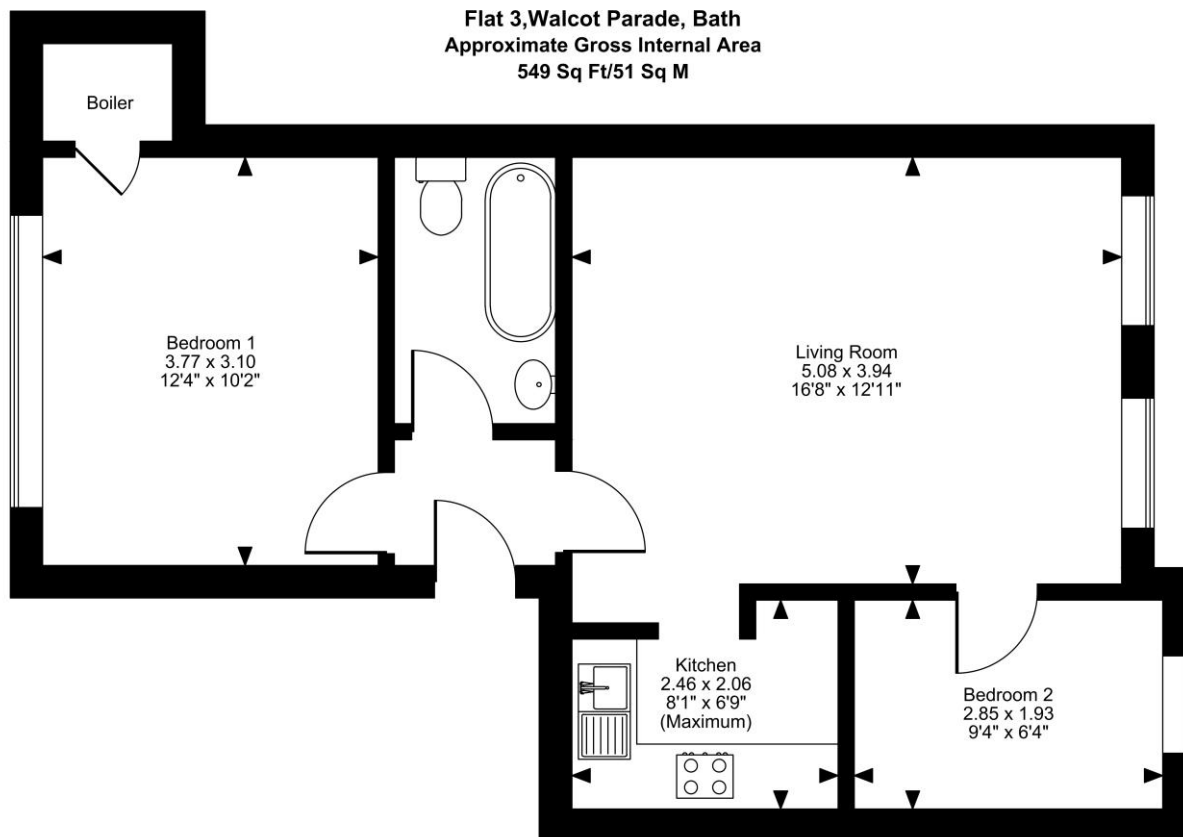
**Broadband:** According to Ofcom Standard, Superfast and Ultrafast Broadband are available at the property, but buyers are advised to check with their preferred providers.

<https://checker.ofcom.org.uk/en-gb/broadband->

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Flat 3, Walcot Parade, Bath**  
**Approximate Gross Internal Area**  
**549 Sq Ft/51 Sq M**



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