

EST ● 1879

# CRISP COWLEY



Ground Floor, 3 Old Orchard Cottages,  
Walcot, Bath, BA1 5BE

**A fine, Grade II listed one-bedroom apartment in the centre of the city within a private courtyard with dedicated parking.**

Entrance hall | Sitting room | Kitchen | Shower room | Double bedroom | Private patio | Off-street parking |

Location

Bath is a UNESCO world heritage site renowned for its many and varied shops and restaurants, museums and art galleries as well as its theatre and the famous Roman Baths and Thermae Bath Spa. There is a selection of some of Bath's finest schools within walking distance including The Royal High, Kingswood and St Stephen's Primary. Bath has excellent communications being just 10 miles from the M4 whilst there is a high-speed train service offering a 90-minute journey to London Paddington.

Walcot Street is conveniently located within a stone's throw of the city centre with many local amenities on the doorstep. Walcot Street is known as the artisan centre of Bath offering a wide selection of boutiques shops, coffee houses and cafes.

Old Orchard Cottages are a selection of apartments tucked behind Walcot Street in a lovely building of historic interest. Located on the ground floor, this stylish and well-presented apartment offers comfortable living with the added benefit of a courtyard garden and private parking.

The location of this property is really quite superb and marries a rural countryside feel with the heart of the City close at hand.

The Property

The property is accessed from a communal hallway that is shared with one other apartment, the hallway is welcoming and spacious. The living room is at the front of the property and features a decorative fireplace. The kitchen has been tastefully finished with shaker units, a wooden worktop accommodating space for a washing machine and a modern, gas-fired combi boiler. The double bedroom is to the rear with doors leading to a private courtyard. The travertine tiled shower room has a modern w/c and sink.

Outside

The property has the benefit of a designated parking space in a private area immediately outside the building, a rare feature for a property so close to the city centre.

Additional Information

Term of lease: 999 years from 1 January 1991

Council Tax Band C

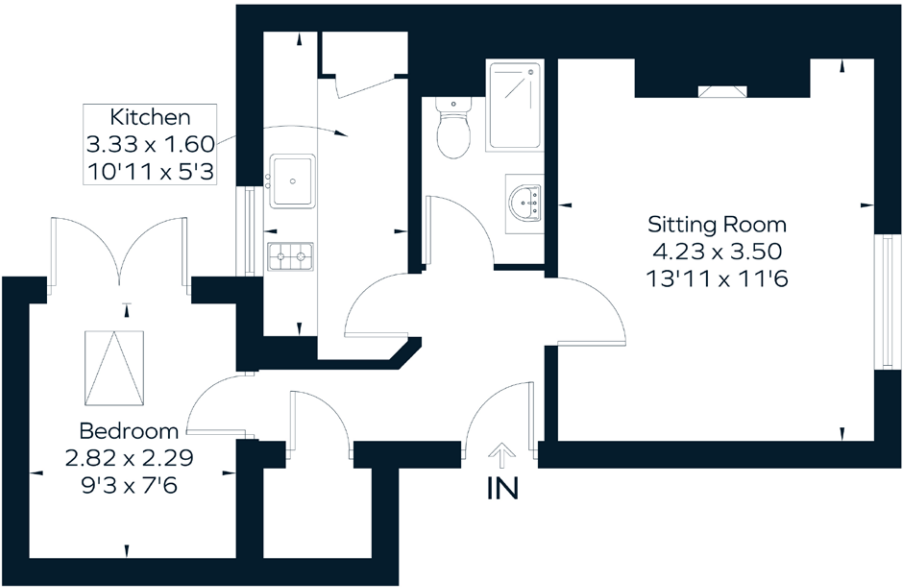
Service/maintenance Charge £1,170 PA

Ground rent £25.00 PA

Connected mains services: gas, electricity, sewage and water



Approximate Area = 38.2 sq m / 411 sq ft



Ground Floor

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TEL: +44 (0) 1225 789333  
WOOD STREET  
BATH BA1 2JQ  
CRISPCOWLEY.CO.UK

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