



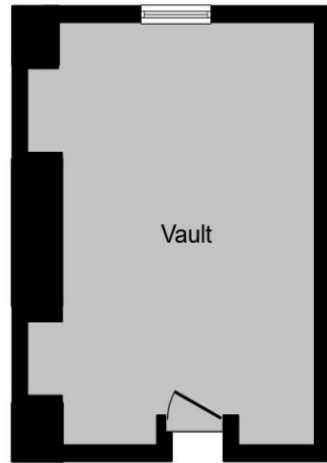
Walcot Parade, Bath, BA1 5NF

welcome to

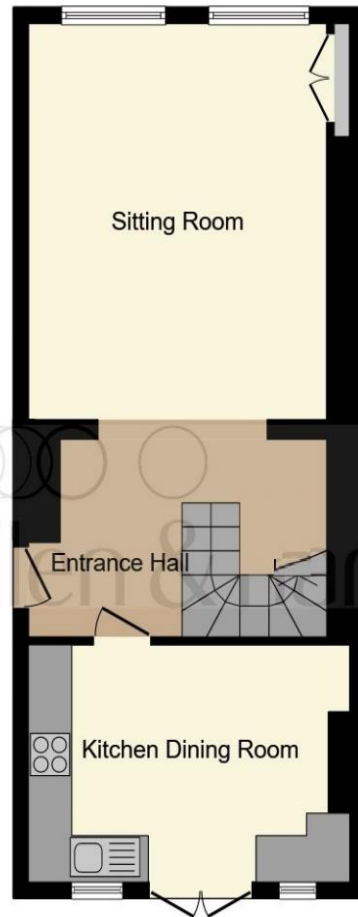
Walcot Parade, Bath

Set within striking distance of the thriving heart of the city centre, Hedgemoad Park and Larkhall village this fantastic maisonette offers generous and stylishly presented living space combined with parking, a studio vault and courtyard garden.





Basement



Ground Floor



Lower Ground Floor

Entrance Hall

Sitting Room

15' 9" x 13' 5" (4.80m x 4.09m)

Kitchen Dining Room

14' 7" x 9' 11" (4.45m x 3.02m)

Lower Hall

Bedroom 1

15' 10" x 13' 11" (4.83m x 4.24m)

Bathroom

Vault

17' 10" x 13' (5.44m x 3.96m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Walcot Parade, Bath

- Stylish Duplex Apartment
- Private Garden
- Private Parking space
- Vault/Studio space
- Attractive Georgian Building

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/BAT109046](https://www.allenandharris.co.uk/Property/BAT109046)



Property Ref:
BAT109046 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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