



**The Old Walcot School, Guinea Lane, Bath, BA1 5NB**



**welcome to**

**The Old Walcot School, Guinea Lane, Bath**

This penthouse duplex apartment offers a rich history and charming living style. Set within the heart of the city offering easy access to the bustling shopping centre and restaurants plus, train station and Bus station along with the historical interest of the Roman Baths and Abbey.





**Ground Floor**



**First Floor**

**Kitchen Dining Living Space**

16' Max x 14' 3" Max ( 4.88m Max x 4.34m Max )

**Snug Sitting Room**

11' 8" Max x 8' 8" ( 3.56m Max x 2.64m )

**Shower Room**

7' 10" x 5' 3" Max ( 2.39m x 1.60m Max )

**Dressing/study Area**

9' 1" Max x 5' 3" Min ( 2.77m Max x 1.60m Min )

**Bed 2 Lantern Light Room**

8' 5" x 8' 3" ( 2.57m x 2.51m )

**Bathroom**

8' 6" x 5' 6" ( 2.59m x 1.68m )

**Main Bedroom**

18' 8" Part restricted head height x 12' 2" Part restricted head height ( 5.69m Part restricted head height x 3.71m Part restricted head height )

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.

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## The Old Walcot School, Guinea Lane, Bath

- Grade II listed School conversion
- Stylish and characterful accommodation
- City Centre Location
- Opposite Hedgemoad Grade II listed park
- Penthouse Duplex accommodation

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£338,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109053](https://allenandharris.co.uk/Property/BAT109053)



Property Ref:  
BAT109053 - 0018

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