



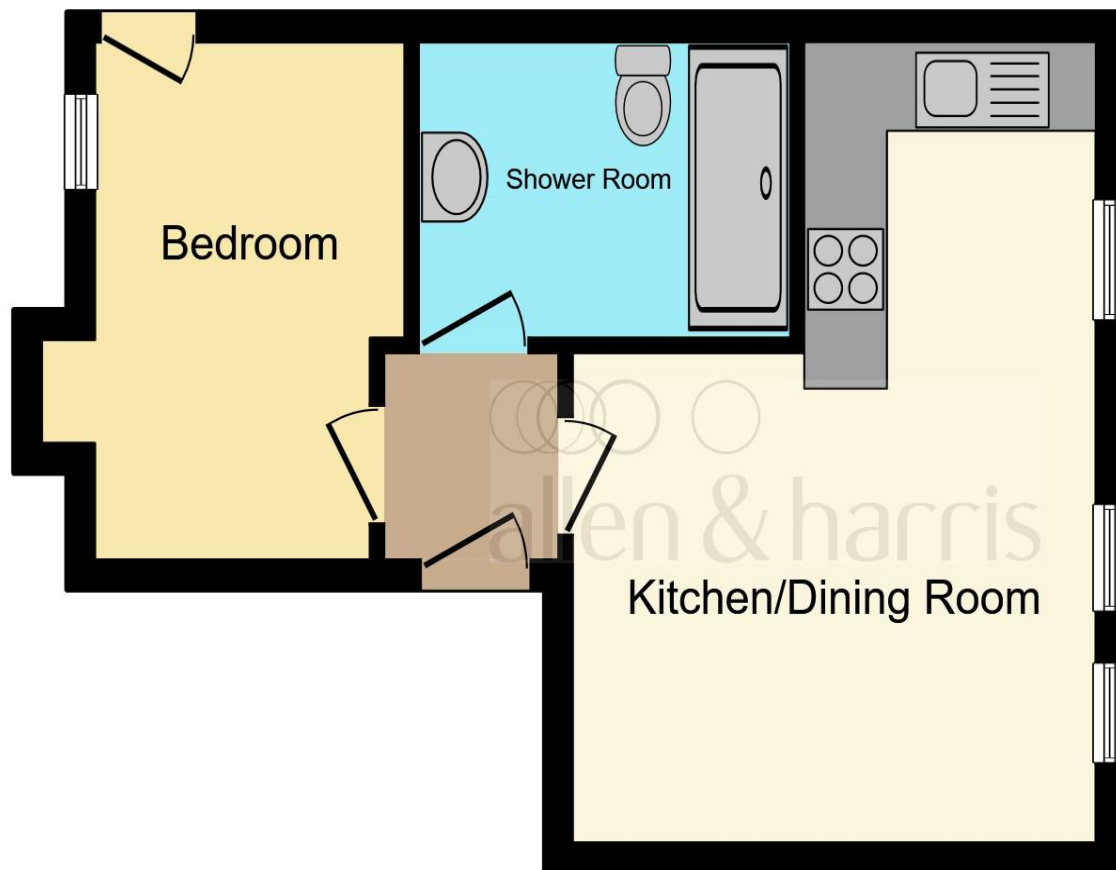
**Flat 3 Walcot Parade, Bath BA1 5NF**

**welcome to**

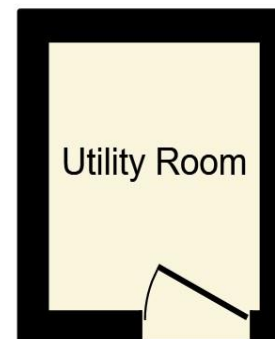
## **Flat 3 Walcot Parade, Bath**

An exceptionally presented ONE Bedroom apartment set on Walcot Parade, with stunning Georgian features, modern sleek finishing's and ideally located for the historic City of Bath, The property is light and bright and benefits from the addition of a Utility Room along with the Main Accommodation.





**Floor Plan**



**Outbuilding**

**Entrance**

**Main Reception Room**

19' 7" Max x 12' 2" Max ( 5.97m Max x 3.71m Max )

**Utility Room**

6' x 5' 1" ( 1.83m x 1.55m )

**Bedroom**

11' 4" x 7' 4" ( 3.45m x 2.24m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Flat 3 Walcot Parade, Bath

- Light and Bright One Bedroom Apartment
- Modernised Throughout
- Well Positioned for The City Centre
- Additional Utility Room
- Est 355 Sq FT

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2498.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £265,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT110112](https://allenandharris.co.uk/Property/BAT110112)



Property Ref:  
BAT110112 - 0006

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allen & harris



**01225 425111**



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



**allenandharris.co.uk**