

whiteley helyar



920 ft²



2 bedrooms



bathroom



garage &
permit
parking

Guide Price £450,000

Flat 4, 15-16 Walcot Parade, Bath, BA1 5NF

A wonderfully light, two double bedroom lateral conversion apartment with glorious views, garage and communal garden. Located on the eastern edge of the city centre, the flat stretches across two Georgian townhouses, which were formally a school, creating a beautifully presented and proportioned home.

ACCOMMODATION

Sitting/dining room with glorious southerly views
Modern kitchen/breakfast room with integrated appliances
Two double bedrooms with fitted storage
Contemporary bathroom

EXTERNALLY

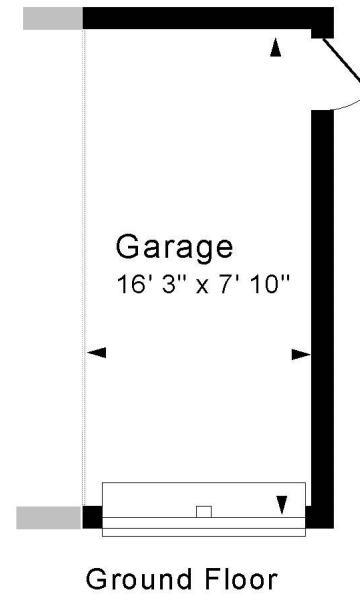
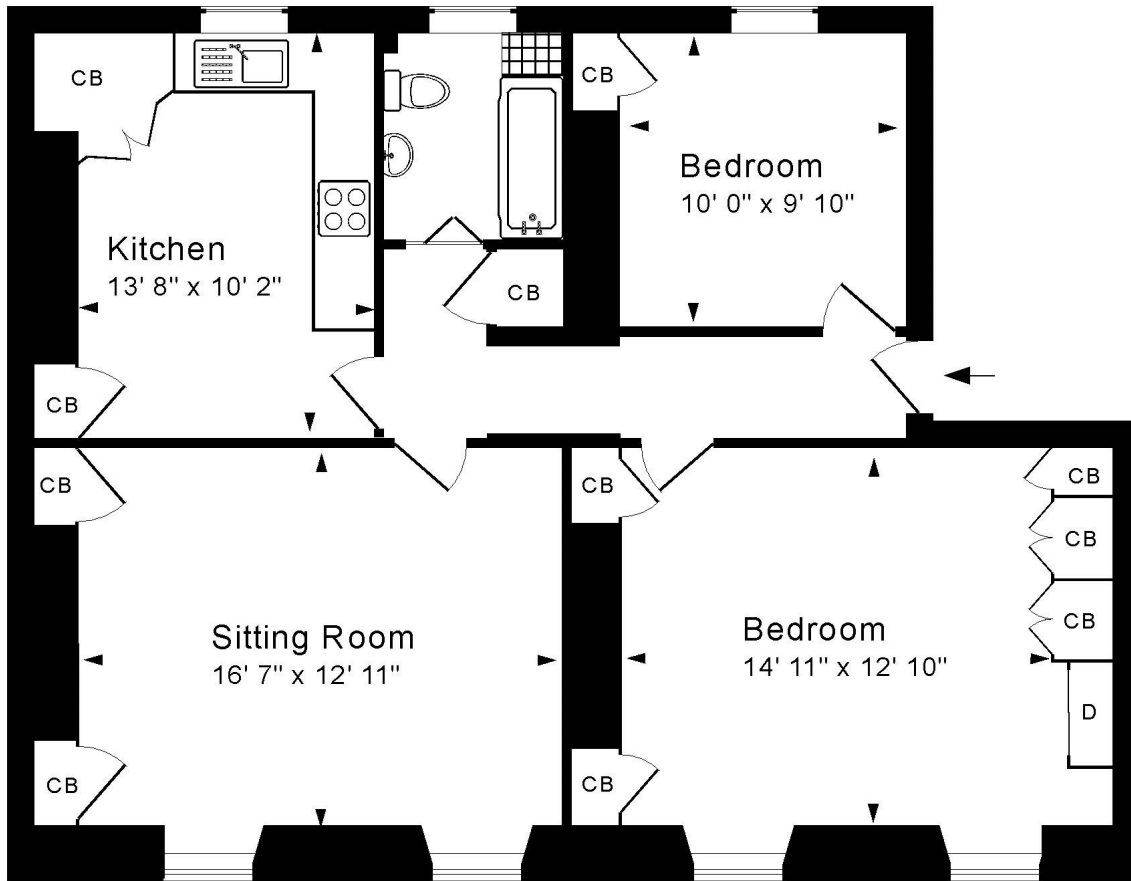
To the rear of the building, accessed from the communal hall, is a good-sized shared garden which is almost entirely laid to tarmac, with plans in place to add some wooden planters. From this space, steps lead up to a double garage with up and over door, half of which belongs to the flat, providing off-street parking for one car.

LOCATION

Walcot Parade is a sought-after position, standing proudly on the high pavement and enjoying a pleasing open outlook. The countless amenities in the very centre of the city are just a 5 minute walk away, whilst Hedgemoad Park is very close by, as are the various shops on Walcot Street. The M4 can be accessed without having to cross the city, whilst Bath Spa railway station is just a 20 minute walk away.







Second Floor

Approx. Gross Internal Floor Area 920 Sq. Ft. / 85 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number:172-0695
 Flat 4, 15-16 Walcot Parade, Bath, BA1 5NF.

Tenure: Share of freehold
Management Charges: £1800 pa
Council Tax Charge: 'C' - £1,872.94

