

whiteley helyar



1,085 ft²



2 bedrooms



2 bath/shower
rooms



resident's
permit
parking

Guide Price £325,000

Flat 2, 17 Walcot Parade, Bath, BA1 5NF

DESCRIPTION

A two double bedroom, two bathroom, maisonette apartment located a short walk from the city centre, and offered with no onward chain. Over the ground and lower ground floors of a Georgian townhouse, the accommodation includes a spacious bedroom suite (with window) in the vaults under the high level pavement, as well as a good size sitting room enjoying views over towards Bathwick.

ACCOMMODATION

Sitting room with southerly aspect

Kitchen

Vaulted double bedroom with dressing room and en-suite bathroom

Further double bedroom with fitted cupboards

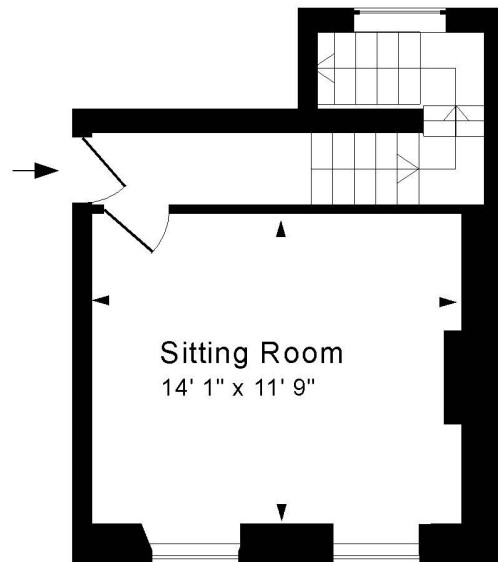
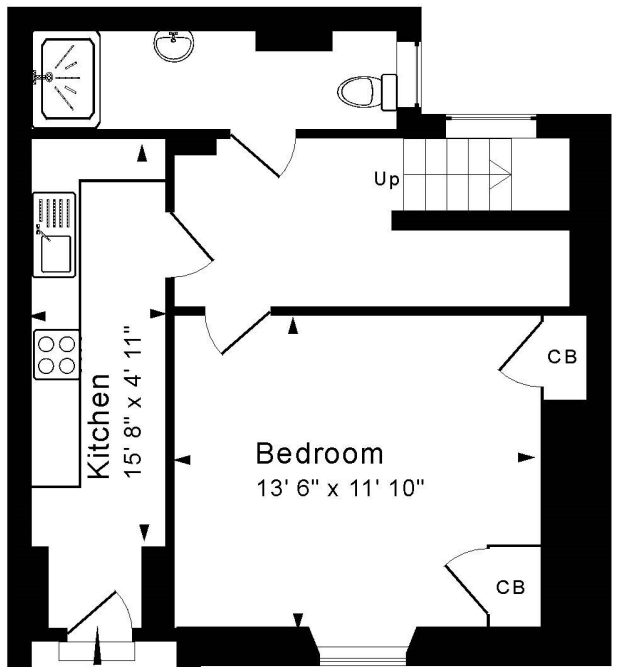
Shower room

LOCATION

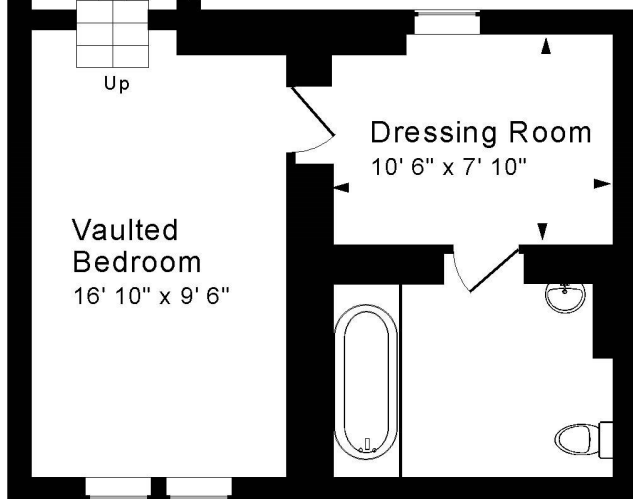
Walcot Parade is a sought-after position, standing proudly on the high pavement and enjoying a pleasing open outlook. The countless amenities in the very centre of the city are just a 5 minute walk away, whilst Hedgemoat Park is very close by, as are the various shops on Walcot Street. The M4 can be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





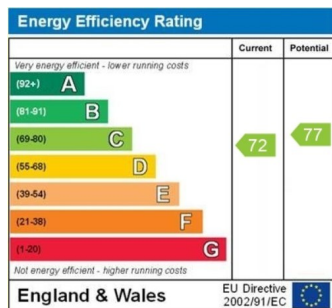


Ground Floor



Lower Ground Floor

Approx. Gross Internal Floor Area 1,085 Sq. Ft. / 101 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0760
 Flat 2, 17 Walcot Parade, Bath, BA1 5NF.



Tenure: Leasehold
Lease Length: Approx. 975 years remaining
Service Charge: £504.62 per quarter
Council Tax Band: 'E' - £2,575.27

