

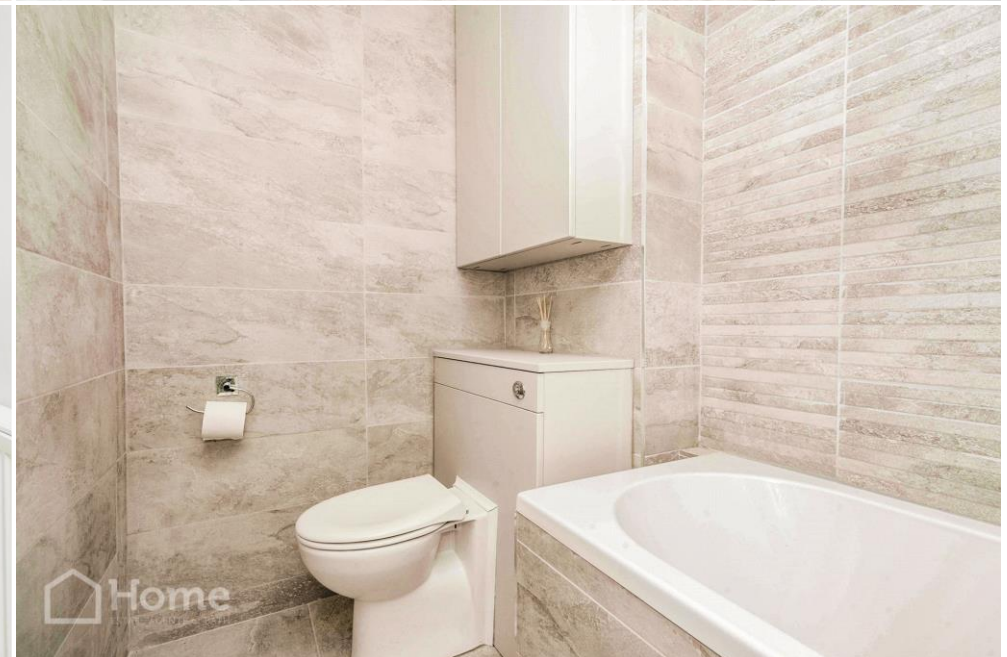


£210,000

Energy Efficiency Rating: C

Walwyn Close, Bath, BA2 1SZ.

Home Estate Agents are pleased to offer this fully upgraded and luxury appointed 2 double bedrooomed top floor apartment with private balcony. The property would suit both investor or first time buyer purchasers, with the potential of further accommodation within the existing layout. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.



Home Estate Agents are pleased to offer this fully upgraded and luxury appointed 2 double bedroomed top floor apartment with private balcony. The property would suit both investor or first time buyer purchasers, with the potential of reconfiguring existing accommodation within the layout to offer a further bedroom.

The spacious accommodation briefly comprises:- Communal entrance, entrance hall, large lounge/diner, fully fitted kitchen, 2 double bedrooms, bathroom and balcony. The benefits include fully upgraded throughout with quality fittings, gas heating, double glazing and communal residence parking. An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Communal entrance hall with intercom to:-

Entrance Hall:

Entered via front door, meter and store cupboards, intercom phone, glazed door to:-

Inner Lobby:

Radiator, access to utility area with radiator, plumbing for washing machine, space for stacked dryer. Doors to:-

Lounge/Diner: 6.05m x 3.41m

Double glazed window to front aspect, double glazed door to balcony, coving, radiator, TV point, glazed door to:-

Kitchen: 4.07m x 2.52m

Luxury appointed kitchen with full range of soft close base level cupboards and drawers and matching wall units, 1 ½ bowl stainless steel sink drainer unit with mixer tap over, inset electric induction hob with extractor fan over, eye level fan

assisted electric oven and filled microwave oven, fitted work surfaces with upstands, extractor fan, tiled flooring, cupboard housing gas Valliant combi boiler, integrated fridge freezer, dishwasher and wine cooler, double glazing window to side aspect.

Bedroom: 4.71m x 3.02m

Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom: 3.40m x 3.33m

Double glazed window to front aspect, radiator, fitted wardrobe.

Bathroom:

Modern suite of tiled bath with mixer tap, mixer shower with large rose and additional showerhead above, glazed shower screen, large wash hand basin with mixer tap and vanity drawers below, low flush WC with concealed cistern, fitted cupboard, tiled splashbacks and flooring,

extractor fan, chrome towel radiator, illuminated mirror.

Outside:

Useful private store within upstairs communal area. Communal residents parking.

Agents Notes:

Tenure: Leasehold

Length Of Lease: 125 from 29/09/2005

Service/Management Charge: £1050 per annum

Ground Rent: £10 per annum

Management Company: Curo

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

£210,000

57 Walwyn Close
Bath,
BA2 1SZ.

Call now, visit us in
branch or go online
to book your viewing.

📞 01225 463006

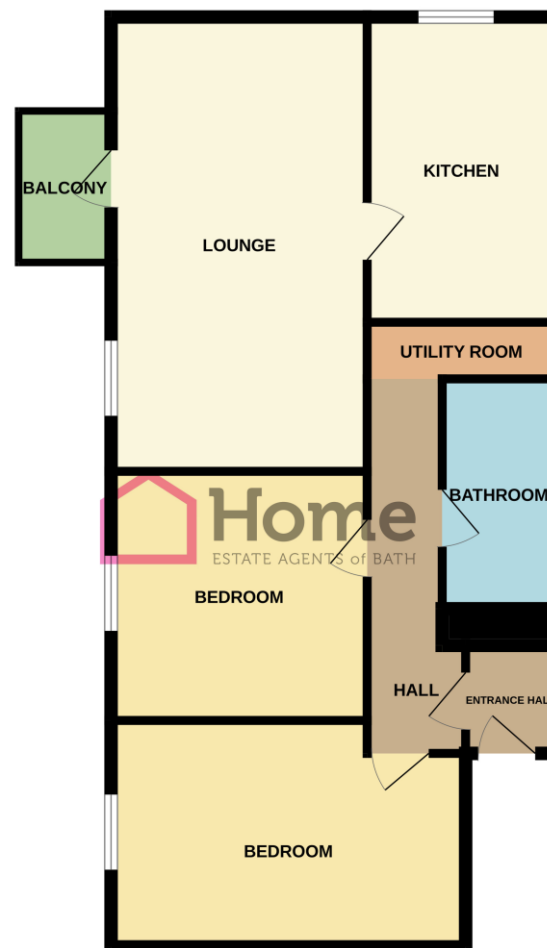
✉️ sales@ahea.co.uk

🐦 @at_home_bath

📍 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801