

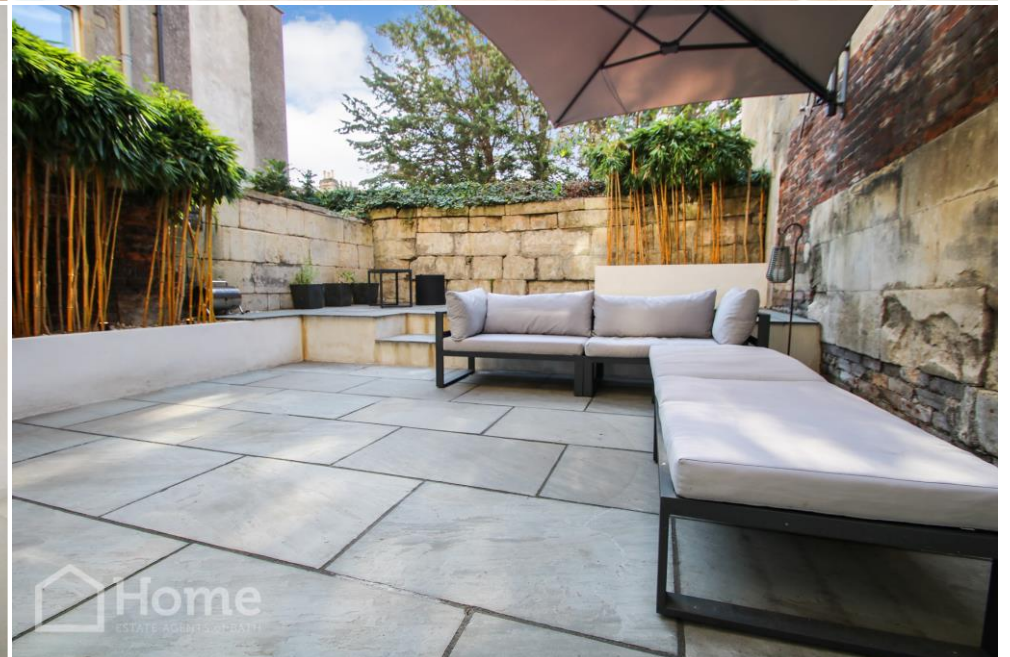


£260,000

Council Tax Band: A
Energy Efficiency Rating: E
Leasehold : 999 yrs from
01/01/1985

Garden Flat, Walcot Buildings, Bath. BA1.

Home Estate Agents are favoured with the instructions to market this immaculately presented and fully upgraded garden apartment set on the London Road, ideal for all that the city has to offer. The property would suit a first time buyer, investor, or as a pied-à-terre with good local amenities closeby. An early inspection is highly recommended to more fully appreciate the properties finer attributes. Phone 01225 463006 to arrange an internal inspection.



Home Estate Agents are favoured with the instructions to market this immaculate and fully upgraded garden apartment set on the London Road, ideal for all that the city has to offer. The well appointed accommodation briefly comprises:- communal entrance hall, inner hallway, open plan lounge/kitchen with doors to garden, double bedroom, utility room and spacious shower room. The property would suit a first time buyer, investor, or as a pied-à-terre, with good local amenities closeby. The jewel in the crown has got to be the landscaped, private gardens, offering superb outdoor living/dining on those balmy summer evenings or just relaxing in your own, low maintenance walled gardens. An early inspection is highly recommended to more fully appreciate the property's finer attributes. Phone 01225 463006 to arrange an internal inspection.

Communal Entrance

Communal front door with intercom and stairs down to front door.

Entrance Hall

Laminate flooring, LED downlights, understairs recess with Ariston hot water tank, white panelled doors.

Kitchen/Lounge: 5.53m x 3.51m

Open plan room. Single drainer stainless steel sink unit with mixer tap over, range of high gloss white base level and wall units, fitted work surfaces, fitted fridge and integrated freezer, inset AEG halogen hob with fan assisted electric oven below and extractor canopy hood over, tiled splashbacks, window to rear aspect, fitted LED down lighting, breakfast bar and laminate flooring.

Lounge area: Electric panel heater. TV & telephone point, LED downlights, glazed French doors to gardens, laminate flooring, sliding doors to:-

Bedroom: 3.28m x 3.15m

Laminate flooring, LED downlights. Fitted shelving with hanging rail.

Utility Room: 1.69m x 1.29m

Range of fitted cupboards and wardrobe, plumbing for washing machine, laminate flooring, LED lighting and white panelled door to:-

Shower Room: 2.66m x 1.74m

Spacious and upgraded walk-in shower cubicle with glazed shower screen, fitted Bristan electric shower with tiled splashbacks, wash hand basin with mono tap and vanity unit below and mirrored unit above, low flush wc with concealed cistern, chrome towel radiator, extractor fan and LED lighting.

Rear Walled Garden:

Private and beautifully landscaped, full width patio gardens laid to 'Indian sandstone' with steps up to further seating area. Fitted LED lighting with manicured bamboos within raised

planters, stone retaining walls, lower decked area with shingle areas, outside power supply and further LED lighting.

Lease Details:

Management Fees &

Ground Rent: £2628 per annum.

Length of lease: 999 years from January 1985.

Pets allowed.

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

www.ahaea.co.uk

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Garden Flat,
18 Walcot Buildings,
Bath
BA1 6AD.

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

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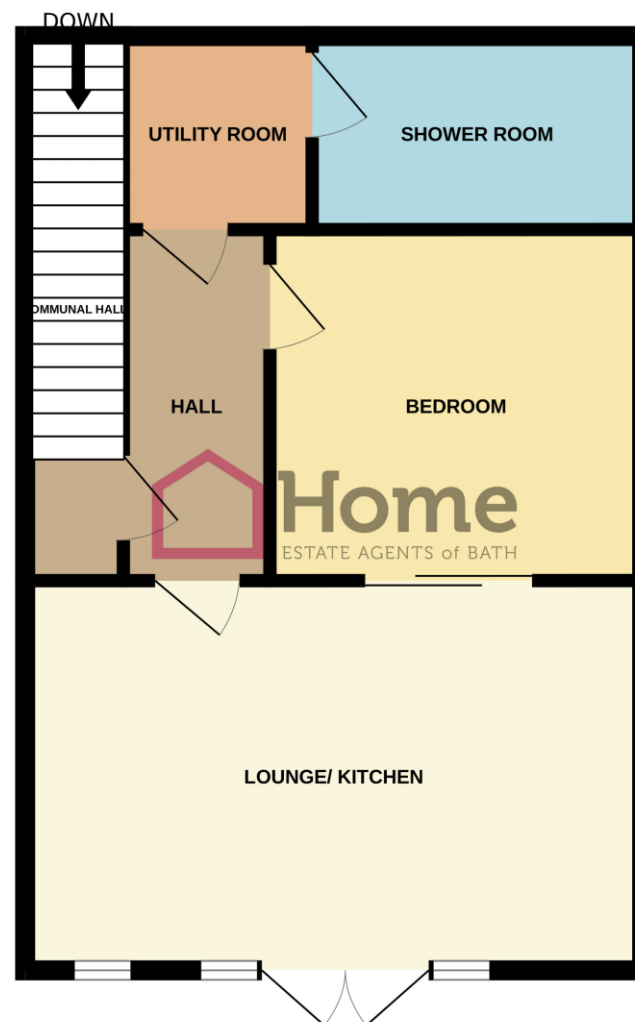
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GROUND FLOOR



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