

Bath

01225 466 182
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Andrews 



£230,000

Walcot Terrace, BATH

Somerset, BA1 6AB

Energy Efficiency Rating: E

A beautiful grade II listed apartment in central Bath with River Avon view.



Walcot Terrace is a series of grade II listed townhouses in central Bath. Situated just 0.5 miles from the main city centre much of Bath history and culture is nearby. There are a range of local shops along the London Road including convenience store and Morrison's supermarket. There is a choice of green space nearby too with Kensington Meadows, Sydney Gardens and Henrietta Park all within easy reach. Bath Spa railway station is 1 mile away.

This really is beautiful apartment. Forming part of a recently updated Grade II listed Georgian townhouse in central Bath. Situated on the upper floor the home offers fabulous views to both the front and of the River Avon and city to the rear. Internally the property includes stairs from the second floor and spacious landing with airing cupboard. The lounge has a period fireplace and river views as does the lovely kitchen breakfast room. There is a good sized bedroom with fitted two door wardrobe again with period fireplace and a bathroom.

AGENT'S NOTE:

As this is a leasehold property you are likely to be responsible for management charges and ground rent. You may also incur fees for items such as leasehold packs and in addition you will also need to check the remaining length of the lease. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase.

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Summary

- Central Bath
- River Avon view
- Grade II listed
- Beautifully presented
- Kitchen/breakfast room
- Double bedroom
- Period fireplaces

Highlights



Approximately 471 square feet / 43.8 square metres.



Bath city centre is 0.5 miles away. There is also a local convenience store and Morrison's supermarket nearby.



Bath Spa railway station is a 1 mile walk away.



Kensington Meadows, Sydney Gardens and Henrietta Park are all within 0.5 miles.

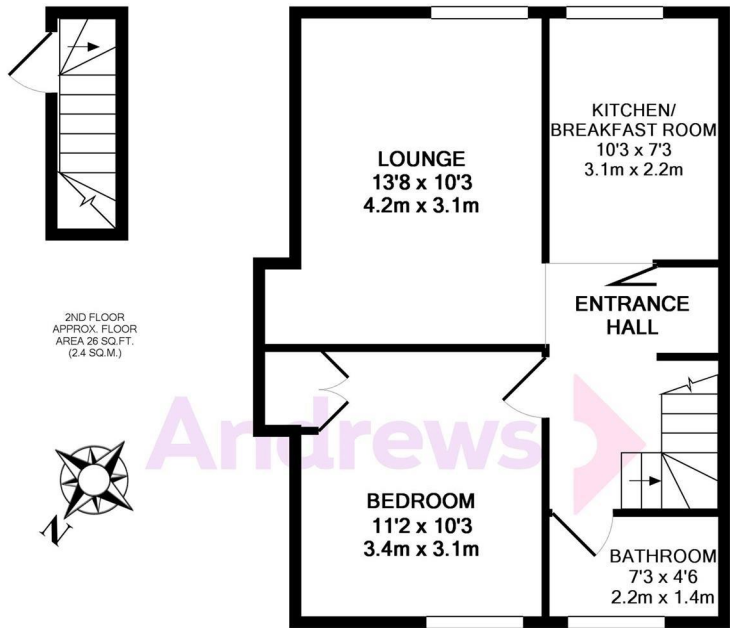
Interested in this property?

For viewings and advice please get in touch with our Bath branch on 01225 466 182

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		
(55-68) D			(55-68) D	56	
(39-54) E	53		(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



3RD FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)
WALCOT TERRACE, BATH, BA1 6AB
TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

