



WentWorth  
Estate Agents



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## Flat 2, 3 Cleveland Place East, Walcot, Bath, BA1 5DJ

- One Bedroom Mid-Floor Apartment
- Bright and spacious
- Situated within a Grade II Listed Building
- Located in a Vibrant Area of Bath
- Great Transport Links
- Access to A4 and M4
- Rail Links from Bath Spa to London Paddington
- Ideal First Time Buy or Investment

**Price guide £195,000**

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### Location

Cleveland Place East is a grade II listed Georgian terrace adjacent to Cleveland Bridge. Situated in central Bath 0.2 miles from Walcot Street and the city centre. There are many local amenities along the London Road with convenience store nearby and Morrisons supermarket. Local parks include Hedgemoor Park and Sydney Gardens both just a few minutes walk. Bath Spa railway station is 0.9 miles away.

### Internal Descriptions

Entering the property by way of the rear steps, you are led into a communal hallway with stairs rising. The apartment is to be found on the second floor. Once inside, you will find a hallway with a useful storage cupboard. The living room is both bright and spacious and has two storage cupboards either side of the feature fireplace. The windows to the front allow for plenty of natural light. A well-appointed kitchen has stylish wall and base units, space for a fridge/freezer, washing machine and dishwasher. The double bedroom is again bright and airy and has a built in cupboard, which houses the boiler. The shower room is fully tiled and comprises of a shower cubicle, wash hand basin and w/c.

### External Descriptions

The property is entered via stone steps to the rear.

### Additional Information

Tenure: Leasehold

Lease Years Remaining: Circa 965 years

Service Charge: Approx: £2398.31 per annum

Council Tax Band: B

Listed Status: Grade II

Local Authority: Bath and North East Somerset

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

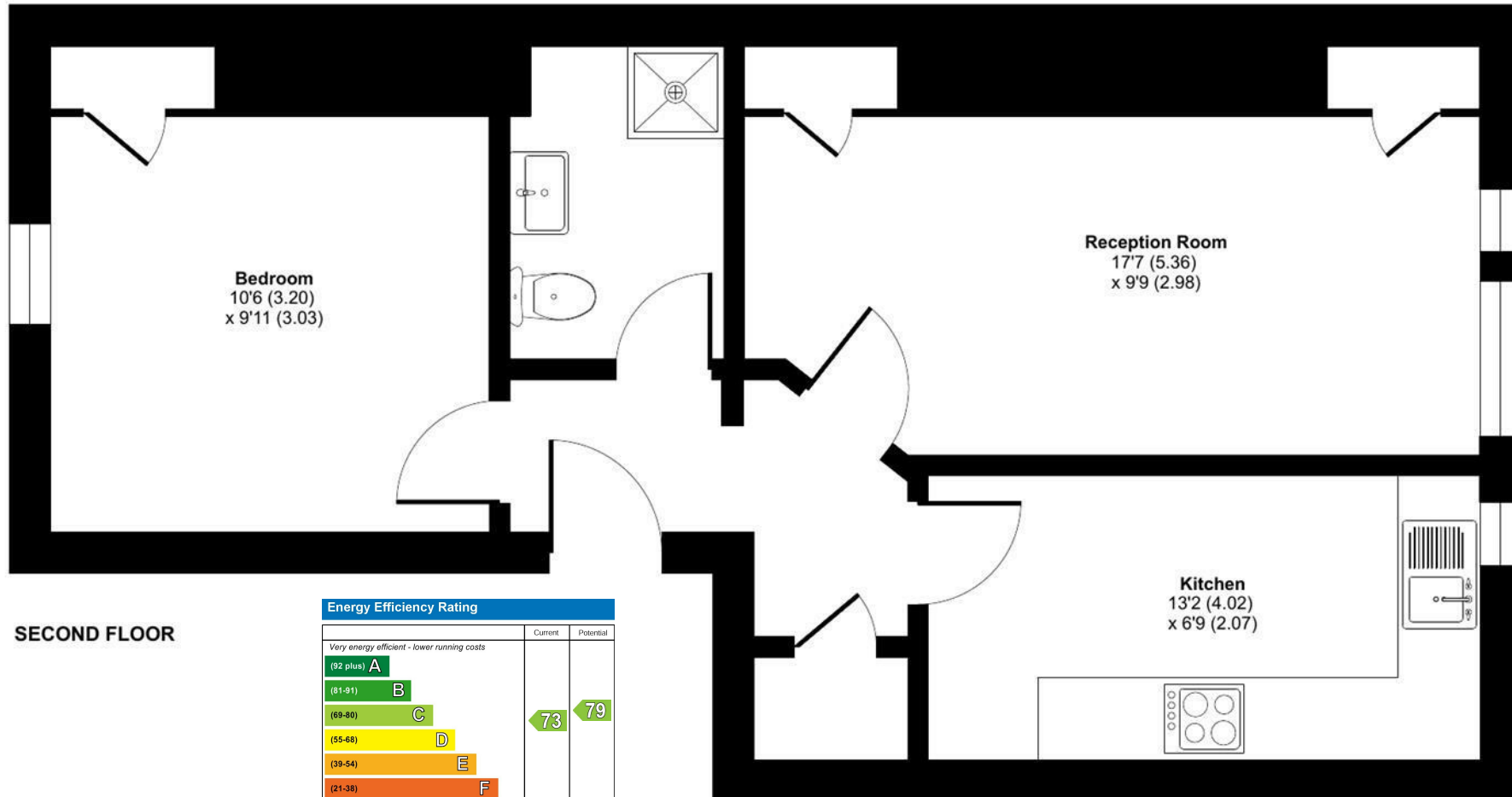
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# Cleveland Place East, Bath, BA1

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	79

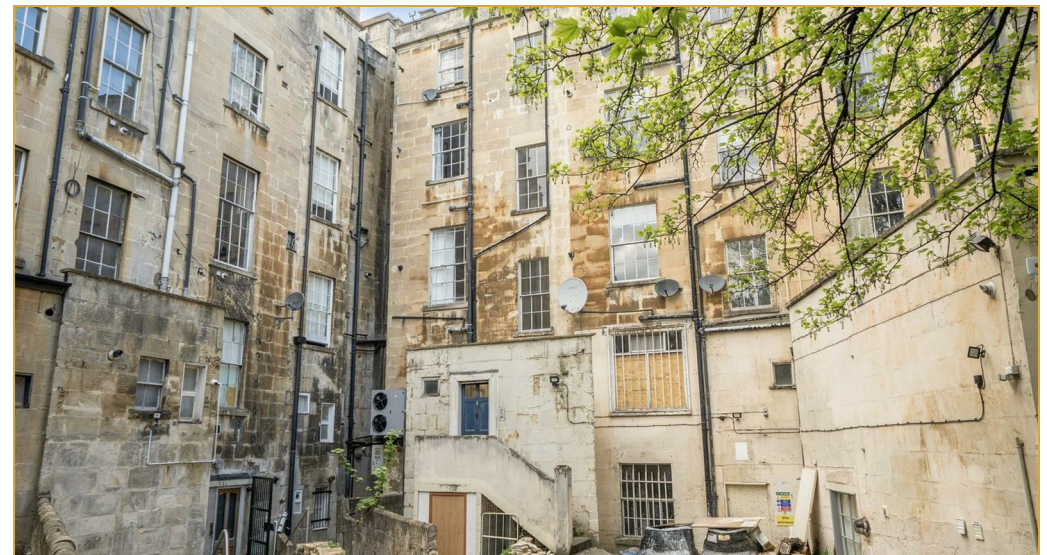
England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1446043







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