



Walcot Parade,

Offers In Excess Of £240,000

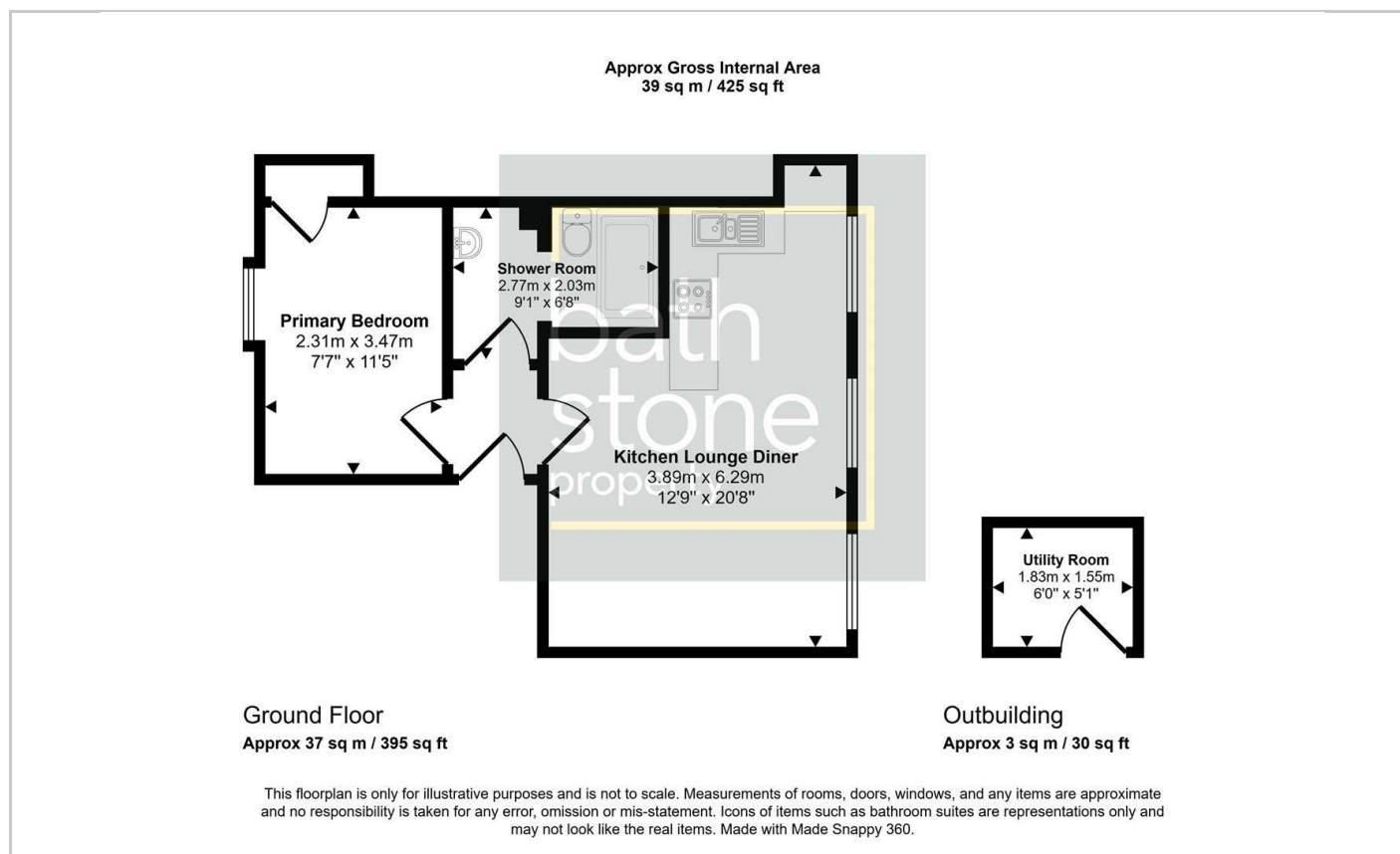
**FOR SALE**



- No Chain
- First Floor Flat
- Grade II Listed
- One Bedroom
- Open Plan Kitchen Diner Living Room
- Central

## THE PROPERTY

Vendors Comments: I originally bought the flat because of its Georgian character and features, with a modern twist, which gave it a unique charm and feel. I also loved the bright natural light from the large windows, the separate private utility/storage area with plumbing to keep noise away from the main living area. There was flexibility in the layout to be able to work from home, which I did weekly. Alongside the location with easy access to the city."



| 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>                            |           | <b>77</b>               |
| (55-68) <b>D</b>                            | <b>55</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |