

whiteley helyar



317 ft²



*living room/
bedroom*



shower room



*residents
parking permits
available*

Guide Price £145,000

First Floor Flat, 2 Walcot Buildings, Bath, BA1 6AD

A spacious studio flat on the first floor of an elegant Georgian property just a short walk from the city centre. This light and bright apartment enjoys a lovely sunny aspect to the rear, with a pleasing open outlook and it is being offered 'chain free.'

ACCOMMODATION

bedroom/living room with southerly views
 separate kitchen
 shower room
 residents parking permits available (zone 27)

LOCATION

Walcot Buildings occupies a most convenient position. The countless amenities in the very centre of the city are just a short, almost level stroll away, whilst Hedgemoor Park is very close by, as are the various shops on Walcot Street. Swift access to the M4 is available without having to cross the city, whilst Bath Spa railway station is within easy walking distance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Length:- remainder of 999 years
Ground Rent: £50 pa
Service Charge:- £400 pa approx.
Council Tax Band:- 'A' £1,550.18 26/27

Area: 29.5 m² ... 317 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

