



WentWorth
Estate Agents



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

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 Hedgemead 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 compromises 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

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.



Cleveland Place East, Bath, BA1

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale



SECOND FLOOR

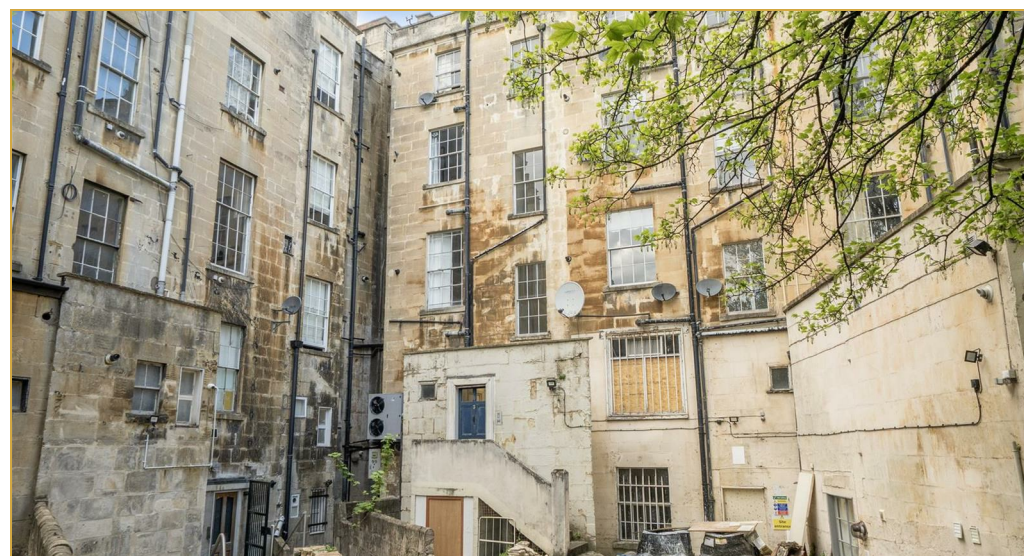
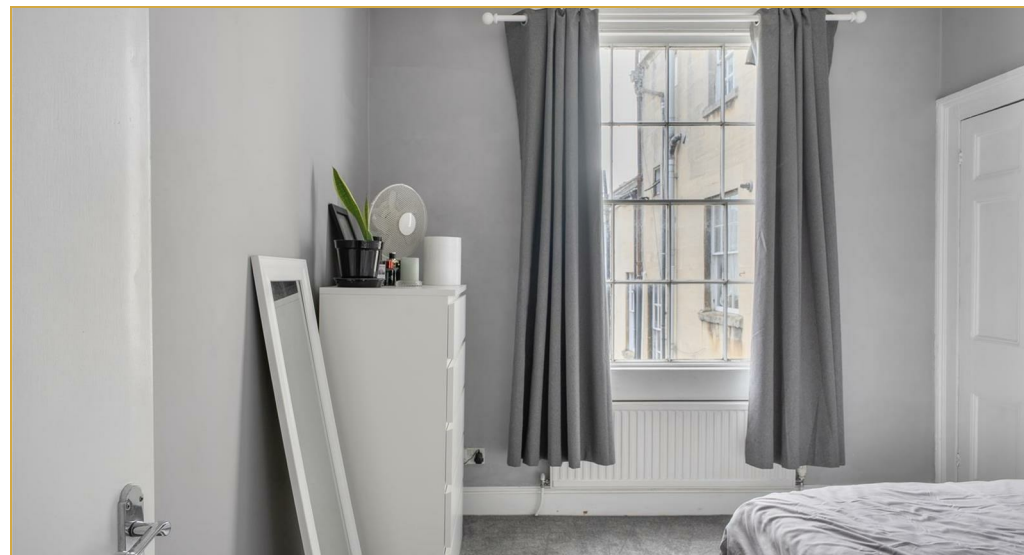
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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