



Walcot Parade,

Offers In Excess Of £260,000

**FOR SALE**

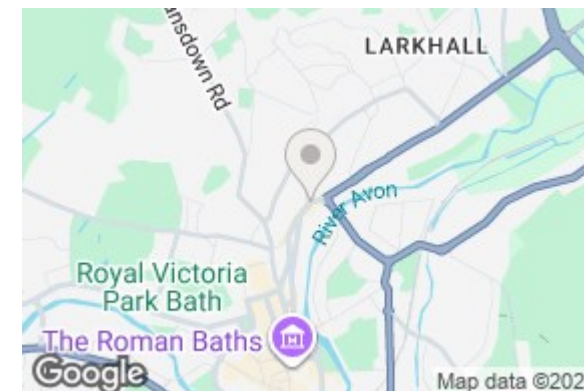
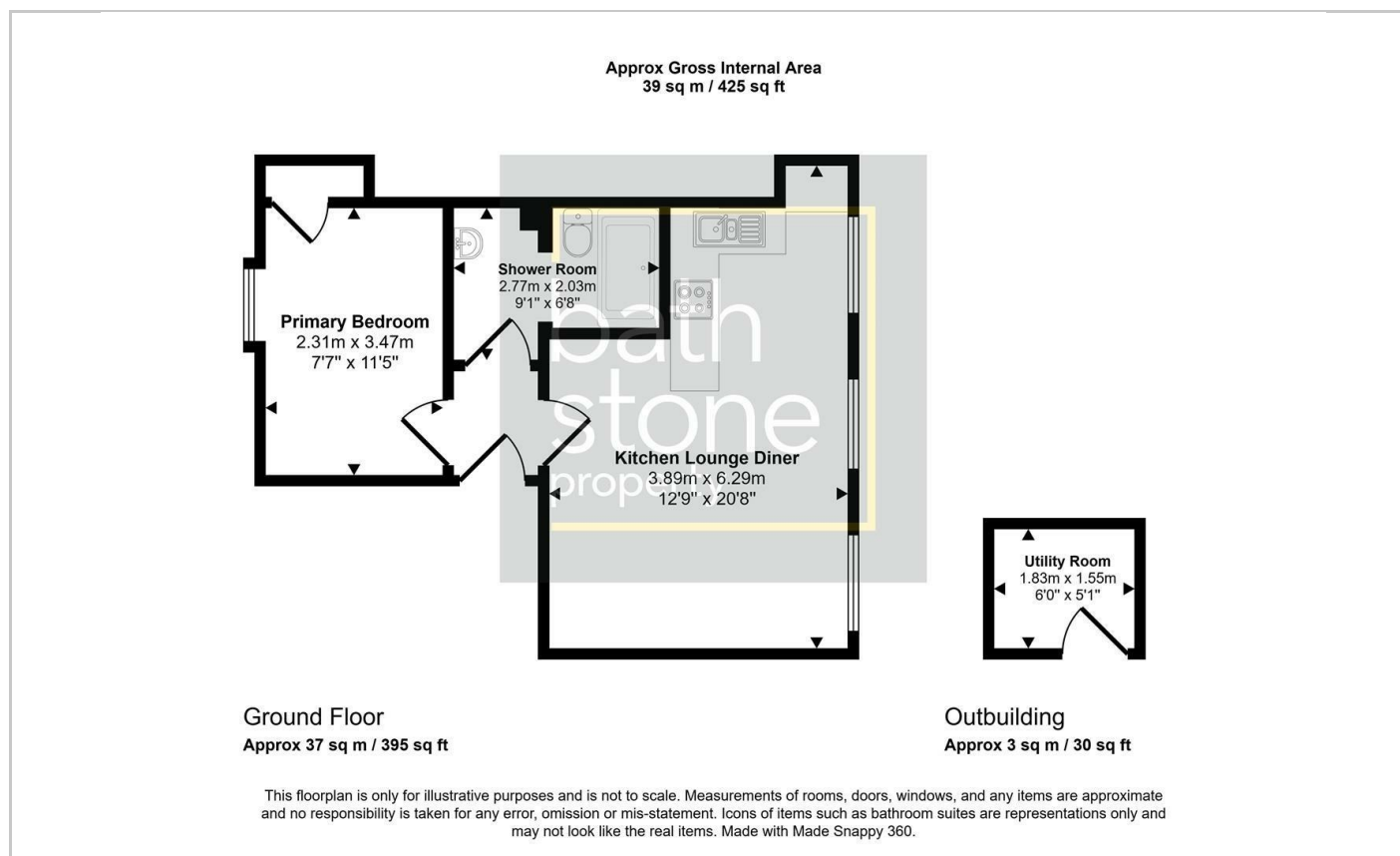




- No Chain
- Central Location
- Convenience of your own separate utility
- Grade II Listed
- One Bedroom Apartment
- Open Plan Kitchen/Diner/Living Room
- Long Lease

## THE PROPERTY

\*Being sold with no chain.\* Situated in the heart of Bath, this charming first floor apartment on Walcot Parade offers a delightful living experience in one of the city's most sought-after locations. This property features an open plan kitchen, living, and dining area, creating a spacious and airy atmosphere that is perfect for both relaxation and entertaining. The property also includes a separate utility room, allowing for convenience and extra space.



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