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Residential Sales

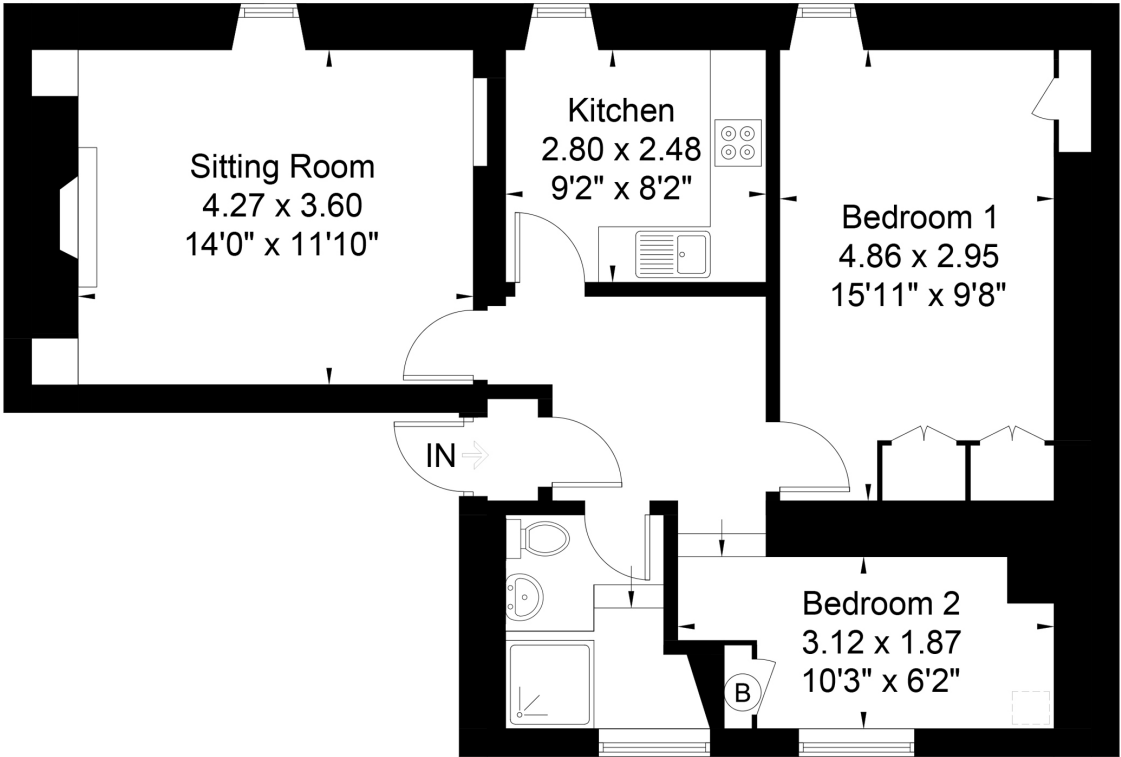


17 Walcot Parade, Bath





Flat 4, 17 Walcot Parade, Bath BA1 5NF
Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



First Floor

Apartment 4
17 Walcot Parade
Walcot
Bath
BA1 5NF

An immaculately presented 2-bedroom first floor Georgian apartment with stunning views toward Sham Castle. Benefitting from a fully refitted kitchen and shower room, generous sitting room, high ceilings, two bedrooms, communal garden plus a cycle and refuse store.

Tenure: Leasehold

Offers in Excess of
£399,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025



Situation

Walcot Parade is a handsome terrace of 20 Grade II listed Georgian town houses located in a fine position on a wide pedestrian pavement in the fashionable Walcot area of Bath, within 5 minutes level walk of the city centre.

The UNESCO World Heritage City of Bath is on the door step and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, many pre-London shows at The Theatre Royal and Bath's many historic attractions which include the Roman Baths, Pump Rooms and Thermae Spa.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and five-star hotel and spa facilities are available at The Gainsborough, The Royal Crescent and The Priory Hotels.

A number of excellent state and independent schools are also within easy reach which include St Stephens Primary School, Bathwick St Mary's Primary School and King Edwards Schools on North Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains connected.
Heating: Gas fired central heating.
Tenure: Share of Freehold - 974 years remaining
Management Details: SPG
Management Charges: £441 per quarter
Council Tax Band: D

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Description

17 Walcot Parade is a larger than average Georgian building with a transverse staircase leading to the first floor where Flat 4 sits proudly to the front affording fine views over the local countryside beyond the Bath roofscape.

The apartment boasts a full renovation through 2024 using Eco friendly materials and quality fitments plus retaining the Georgian detailing.

The main bedroom, sitting room and kitchen all enjoy the frons vista with the smaller second bedroom and sumptuous shower room to the rear.

Externally the apartment benefits from communal gardens, and to the far end of the garden there is a red brick building housing a refuse store and cycle store.

Accommodation

Ground Floor

Communal Entrance Hall

With stairs rising to the first floor.

First Floor

Entrance Hall

With decorative architrave tiled floor, space for coats hanging and enteral door through the hallway.

Hallway

With doors to kitchen/breakfast room, living room, bedrooms and shower room, wall lights, secure phone entry system and antique-style radiator.

Bedroom 1

With front aspect Georgian sash window, working shutters, range of built-in wardrobes, separate built-in cupboard, antique-style radiator, high ceilings, ceiling rose and picture rail.

Bedroom 2

With 2 Georgian style sash windows, recessed shelving, storage cupboard housing the Alfa boiler and further hanging space.

Shower Room

With low flush WC, wash hand basin with mixer tap and tiled splashback set on a 2-drawer vanity cupboard, corner shower cubicle with wall-mounted thermostatic shower and monsoon shower head, water heated towel rail, radiator, 2 rear aspect Georgian style sash windows, ornate tiled floor, shaver lights, downlighting and extractor fan.

Sitting Room

With front aspect Georgian sash window with working shutters, antique style radiator, recessed shelving, decorative cornicing, high skirting boards, feature faux fireplace with stone surround and mantle, wall lights, recessed shelving, cupboards either side of the fireplace, central ceiling rose and lovely view over Bathwick street and the fields beyond.

Kitchen

With wood cabinets and display shelf with interior lighting, quartz worksurface area with 1 ½ bowl ceramic sink, mixer tap, drainer, tiled upstand, ornate tiled flooring, 4 ring induction hob, high level single oven, low level fridge with built-in freezer compartment, slim line Bosch dishwasher, space and plumbing for washing machine, antique radiator, front aspect Georgian sash window with working shutters, pendant lighting.

Externally

To the rear of the property there is a communal courtyard garden with red brick building to the rear which houses the bins store and cycle store.

