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Residential Sales



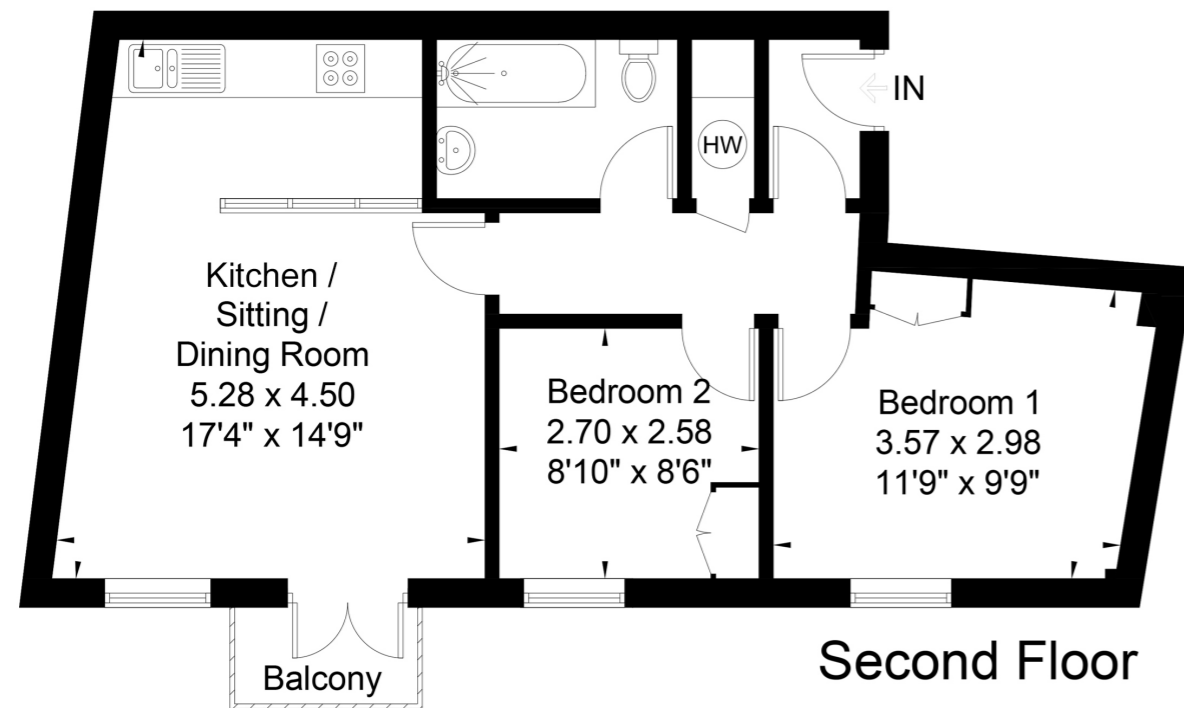
Walcot Street, Bath



Floor Plan



18 Cornwell House, St Swithins Yard, Walcot Street, Bath BA1 5BG
Approximate Gross Internal Area = 54 sq m / 581 sq ft



18 Cornwell House
St Swithins Yard
Walcot Street
Bath
BA1 5BG

A modern two bedroom apartment with the benefit of a balcony and a private parking space, all set within a gated community in the city centre.

Tenure: Leasehold

£350,000

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 2024





Situation

Cornwell House is located just off the city centre of Bath within a few minutes walk. Walcot Street is the Artisan Quarter in Bath and is filled with a vibrant selection of independent craft and curio shops; from reclaimed antiques and furniture to clothes and pottery. The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful variety of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown.

There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes along with King Edwards Schools, Prior Park College, Monkton Combe and The Paragon on Bath's southern slopes.

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

General Information

Tenure: Leasehold residue of 999 year lease (approximately 25 years expired)
Services: Mains water, electricity and drainage are connected
Heating: Electric panelled heating
Management: West of England
Service Charge: £1,605.10 per annum
Ground Rent: £150 per annum
Council Tax Band: D

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Description

This is a second floor apartment situated within this modern block which was constructed approximately 25 years ago and is on the south facing elevation of the building with a balcony and views over the city of Bath and beyond.

The apartment has the benefit of a sitting room and kitchen area cleverly separated by a glazed screen. In addition, there are two double bedrooms and a bathroom.

However, the apartment is set in an excellent central location within this private gated community and having the benefit of a private parking space is a major benefit in itself.

A viewing is strongly recommended by the sole agents Cobb Farr.

Accommodation

Ground Floor

The property is approached on the ground floor via a communal reception hall with staircase leading to the second floor.

Second Floor

Private Entrance Hall

With storage cupboard.

Sitting Room

With south facing aspect and French doors leading onto small balcony.

Kitchen Area

This is separated from the sitting room by a glazed screen within which is a louvered blind that can be closed or open. The kitchen area has a range of units fitted within it and appliances to include integrated fridge, washing machine together with a hob, oven and extractor hood and stainless steel sink unit.

Bedroom 1

A good size double bedroom with the benefit of a fitted wardrobe and south facing aspect.

Bedroom 2

A smaller double bedroom with the benefit of a south facing aspect.

Bathroom

An internal bathroom fitted with a panel bath and shower attachment and screen. WC and wash hand basin together with an electric heated towel rail.

Externally

Within the courtyard itself there is a refuse area and bike store. The property has the benefit of a single parking space which is located at the bottom of the development adjacent to the river.