

Flat 3 Long Acre, Bath, BA1 5NL

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welcome to

Flat 3 Long Acre, Bath

Allen&Harris Larkhall are extremely pleased to bring to market this beautiful flat situated in the very popular Walcot area of Bath. Offered with No Chain!



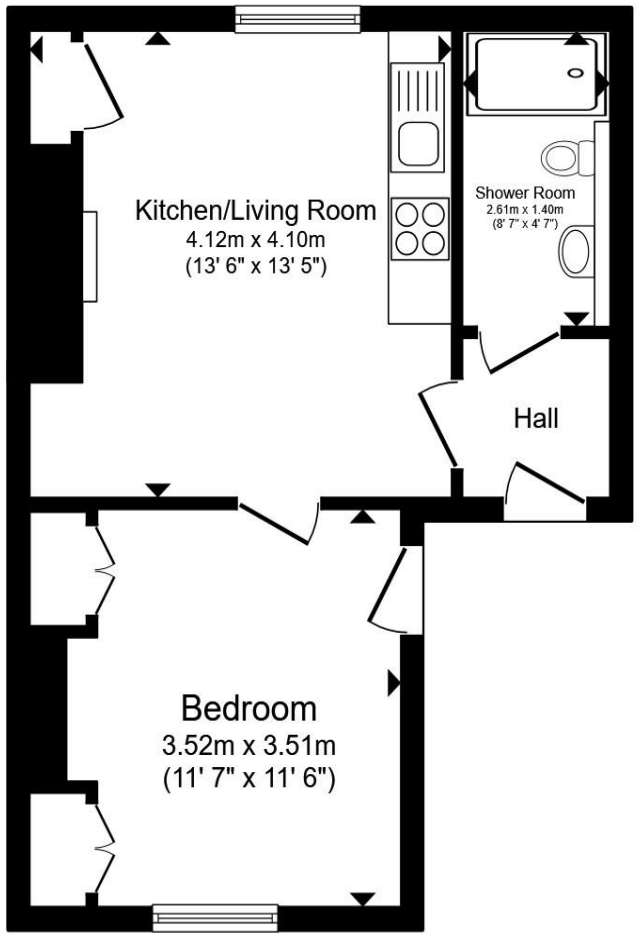












Total floor area 35.4 m² (381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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A stylish city apartment in the heart of vibrant Walcot. Situated in the highly desirable Walcot area of Bath, this appealing one-bedroom upper-floor apartment offers an excellent opportunity for first-time buyers or those seeking a convenient city base.

The accommodation includes a good-sized living/dining room, providing a comfortable space for both relaxing and entertaining, together with a well-proportioned double bedroom to the rear. A particularly welcome feature is the installation of triple glazing to the front of the property, helping to minimise external noise and create a quieter, more comfortable living environment.

Externally, residents benefit from a communal courtyard area to the rear, laid with patio stones and providing an attractive outdoor space to enjoy. There is also a secure locked bin store and a communal bike shed, offering practical and convenient storage facilities. Also benefitting from Fully Fitted wardrobes, gas central heating and plantation shutters to the front and rear of the property.
Walcot is affectionally known as Bath's Artisan Quarter, offering an eclectic mix of independant shops, cafes, restaurants and traditional public houses, all contributing to it's lively and distinctive atmosphere.

For those considering commuting, Bath Spa railway staition is approx 1 mile away with regular direct services to London Paddington taking around 80 minutes, this is appealing for those travelling regularly to the capital.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Flat 3 Long Acre, Bath

- Beautifully Presented Upper Floor Flat
- Excellent Position For Those Looking To Commute To London
- Good Size Living/Dining Room With Fitted Kitchen
- Nicely Presented Bathroom
- Double Bedroom To The Rear

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105999

The Property Ombudsman

Property Ref:
LAR105999 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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