

St. Swithins Yard, Walcot Street, Bath

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# A light and well-presented two bedroom apartment occupying a ground floor position in a beautiful former school house

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## Accommodation

Hall | Kitchen/dining room | Living room | Principal bedroom with en suite shower room  
Bedroom 2 | Shower room | 2 terraces

## Situation

St Swithins Yard is located in a highly convenient and sought after position in the heart of the city centre, just a short level walk to the abundance of shops and amenities that Bath has to offer. The Old School House is located approximately halfway down Walcot Street through a gated entrance. The apartment is accessed by walking round to the left side of the building and through a communal entrance on the right. It occupies a highly convenient position only a few minutes level walk from the centre of Bath, close to countless shops, Hedgemoor Park and other facilities in the city. It is within walking distance of Bath Spa Railway Station and offers easy access to the M4 without having to cross the city.



## The House

The Old School House was built in the early 1900's and is a beautiful residential conversion of a former schoolhouse in St Swithins Yard, just off Walcot Street. It is an exclusive collection of individual apartments backing onto the River Avon. Each apartment offers private and secure parking, communal gardens and lower ground floor storage facilities.

Flat 3 is set on the ground floor and is noticeably secluded despite its central location. A light and spacious hallway provides access to the open kitchen/dining area complete with integrated appliances and island. The living room is accessed via the kitchen and features a working gas fire and French doors leading to a balcony area.

There is a spacious and modern shower room off the main hallway which also leads to the principal en suite bedroom complete with large built-in wardrobes. The second bedroom is currently used as an office and leads out to a large, north-facing terraced garden. The entire property benefits from high ceilings and detailed cornicing.





## What Three Words

//crowned.trip.fleet

## Postcode

BA1 5BG

## Property information

**Services:** We are advised that mains water and electricity are connected at the property.

**Tenure:** Leasehold

**Service Charge:** £2,189.88 per annum

**Ground Rent:** £200 per annum

**Local Authority:** Bath and North East Somerset - 01225 477000.

**Council Tax:** Band E.

**EPC:** D.

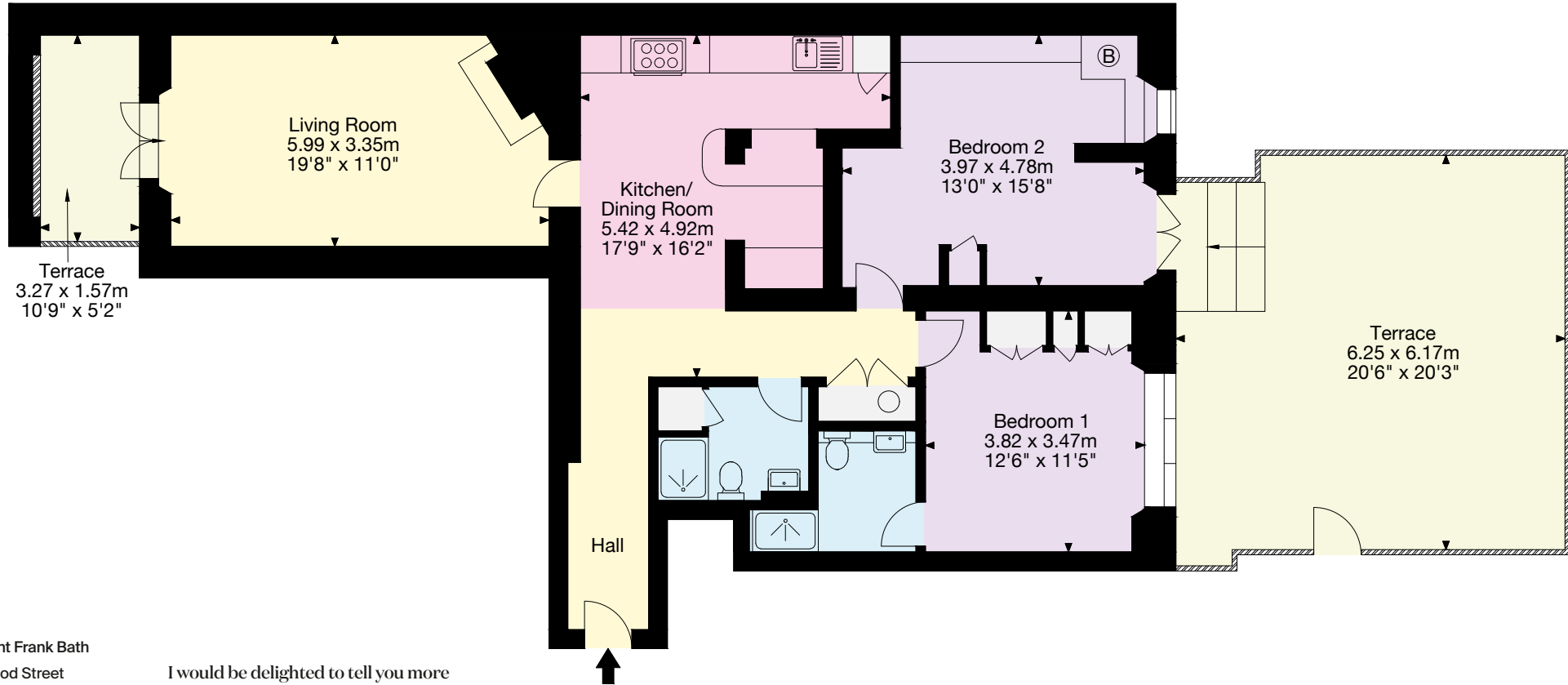
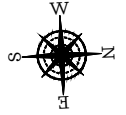
**Guide Price:** £650,000

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP.



Total Area: 95 sq m / 1,022 sq ft

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