



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Great Pulteney Street, Bath

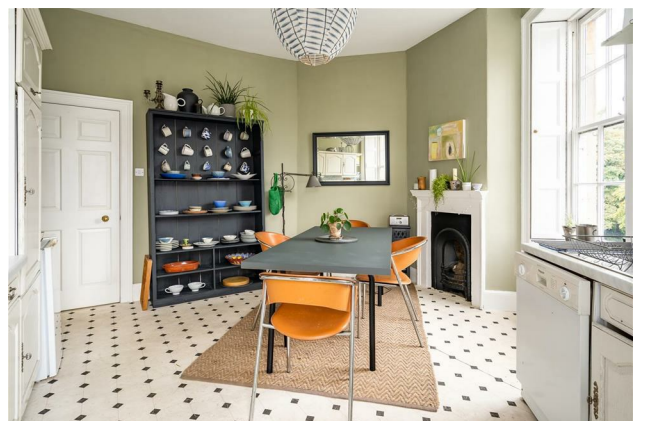
- Grade I listed
- Second floor apartment
- City centre location
- Communal garden
- Georgian
- Two double bedrooms
- Stunning far reaching views
- Approx. 1128 Sq. Ft.





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Offers In Excess Of £550,000





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We are proud to bring to market this exquisite apartment in the prestigious Great Pulteney Street. With stunning far-reaching views over the city, including an impressive outlook over the Holburne museum and access to a well-presented communal garden, this rare opportunity is not one to miss.



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FULL DESCRIPTION

We are proud to bring to market this exquisite apartment in the prestigious Great Pulteney Street. With stunning far-reaching views over the city, including an impressive outlook over the Holburne museum and access to a well-presented communal garden, this rare opportunity is not one to miss. The accommodation comprises: entrance hall, sitting room, kitchen, master bedroom, second bedroom and bathroom. Situated in an ideal location being just a short level walk from the city centre but also having the countryside within easy reach. Both Sydney Gardens and Henrietta Park are right on the doorstep and venturing just a little further on foot leads you to a whole range of beautiful canal and countryside walks. Bath is a magnificent city and this area especially has a warm, welcoming and friendly community feel. This property has a lot to offer, and a high level of interest is expected. Early viewings come highly recommended.

ENTRANCE HALL

Entry phone. Space for storage units.

SITTING ROOM

Two large sash windows to side elevation with working shutters. Feature fireplace with mosaic tiling to surround. Two storage cupboards, one with wall mounted coat hooks and one with shelving. Three wall mounted radiators.

KITCHEN/DINING ROOM

Range of white wooden wall and base units with work tops over. Logik electric oven with four ring Zanussi gas hob above. Integrated fridge and freestanding freezer. Under-counter space for washing machine and dishwasher. 1.5L stainless steel sink with mixer tap and drainer. Tiled splash prone areas.

Space for large dining table. Two large sash windows to front and side elevation with working shutters. Feature fireplace. Wall mounted radiator.

MASTER BEDROOM

Large sash window to side elevation with working shutters. Storage cupboard with wall mounted coat hooks and shelving. Feature fireplace. Wall mounted radiator.

BEDROOM

Two large sash windows to side elevation with working shutters. One storage cupboard with shelving. One cupboard housing boiler. Feature fireplace with mosaic tiling to surround. Two wall mounted radiators.

BATHROOM

White suite comprising: bath with shower over, concealed system WC, wash hand basin with storage beneath. Tiled splash prone areas. Large vanity mirror. Casement window to side elevation.

COMMUNAL GARDEN

Pretty communal garden. Pebbled. Concealed bin storage.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Years Remaining: Circa 992

Management Company: West of England Estates

Service Charge: £2,023.17 per annum

Ground Rent: £100 per annum

Council Tax Band: E

Local Authority: Bath and North East Somerset

Parking: Resident permit

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company

4 Queen Street

Bath

BA1 1HE



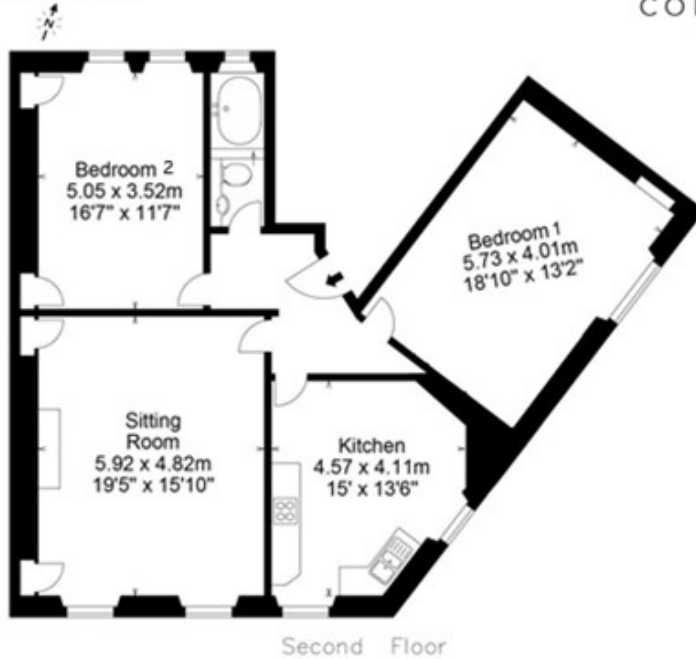
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2nd Floor Apartment,
40 Great Pulteney Street,
Bath, BA2 4BZ
Approx. Gross Internal Area
1128 Sq Ft - 105.0 Sq M



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. Photos | Floor Plans | Energy Performance Certificates | Design | Print. www.brianandcountrymedia.co.uk © Town & Country Media 2015

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	