



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Henrietta Street

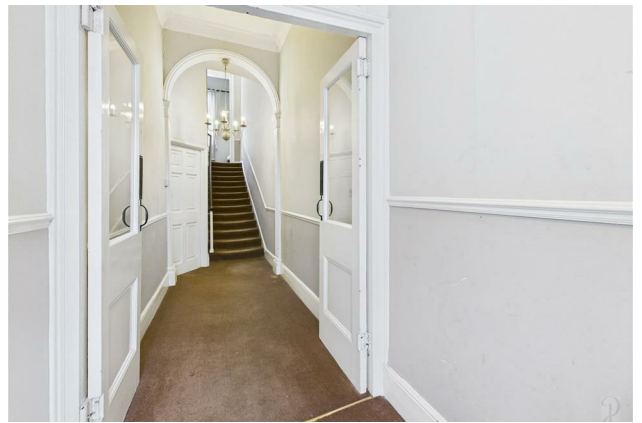
- Elegant first floor apartment in Grade I listed Georgian townhouse
- Bathroom and shower room
- Period features including fireplace, tall ceilings and sash windows
- Flat walk to City Centre shops
- No onward chain
- Two double bedrooms
- Open plan living room/kitchen
- Prime residential position
- Share of freehold





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Offers Over £375,000





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Set within a handsome Georgian townhouse on the highly sought-after Henrietta Street, just moments from the renowned Great Pulteney Street and the tranquil Henrietta Park, this superb first-floor apartment offers classic Georgian elegance in a prime central location.

The apartment enjoys beautifully proportioned accommodation, including a magnificent sitting room with all the hallmarks of the Georgian era: impressive high ceilings, tall sash windows and a striking marble fireplace, creating a wonderful sense of light, space and timeless character.

There are two well-proportioned bedrooms, complemented by both a bathroom and a separate shower room, providing flexibility and comfort for residents and guests alike. The modern fitted kitchen is thoughtfully designed and equipped with integrated appliances, blending contemporary convenience with the apartment's historic charm.

The property is ideally positioned for enjoying everything Bath has to offer. A short, level walk across Pulteney Bridge leads directly into the city centre, while The Recreation Ground (home of Bath Rugby) and the nearby cricket club are easily accessible. Henrietta Park provides a peaceful green retreat just moments away.

This exceptional apartment would make an ideal pied-à-terre, rental or investment property, combining an enviable location with classic Georgian proportions and enduring appeal.



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ENTRANCE HALL

Fuse box. Ceiling light. Fitted Carpet.

SITTING ROOM/KITCHEN

Two sash windows to front elevation with working shutters and curtains. Feature fireplace with tile insert and marble mantel over. Wall mounted mirror. Two radiators. Cornicing. Ceiling rose. Chandelier. Entry phone. Telephone point. TV point. Fitted carpet.

Range of wooden wall and base cupboards with worktops over. Breakfast bar with four stools. Integrated Fridge and freezer. Freestanding washing machine. Belling single oven and grill with four ring electric hob and extractor fan over. Stainless steel sink with worktop drainer. Spotlights. Tiled floor.

MASTER BEDROOM

Sash window to rear elevation with working shutters and curtains. Airing cupboard housing Worcester boiler. Cornicing. Ceiling Rose. Chandelier. Radiator. Fitted carpet.

SHOWER ROOM

Shower cubicle with sliding glass door and shower over. Wash hand basin with wall mounted mirror over. WC with corner cupboard over. Chrome ladder radiator. Spotlights. Extractor fan. Fully tiled.

SECOND BEDROOM

Sash window to front elevation with working shutters and curtains. Radiator. Cornicing. Ceiling Rose. Chandelier. Fitted carpet.

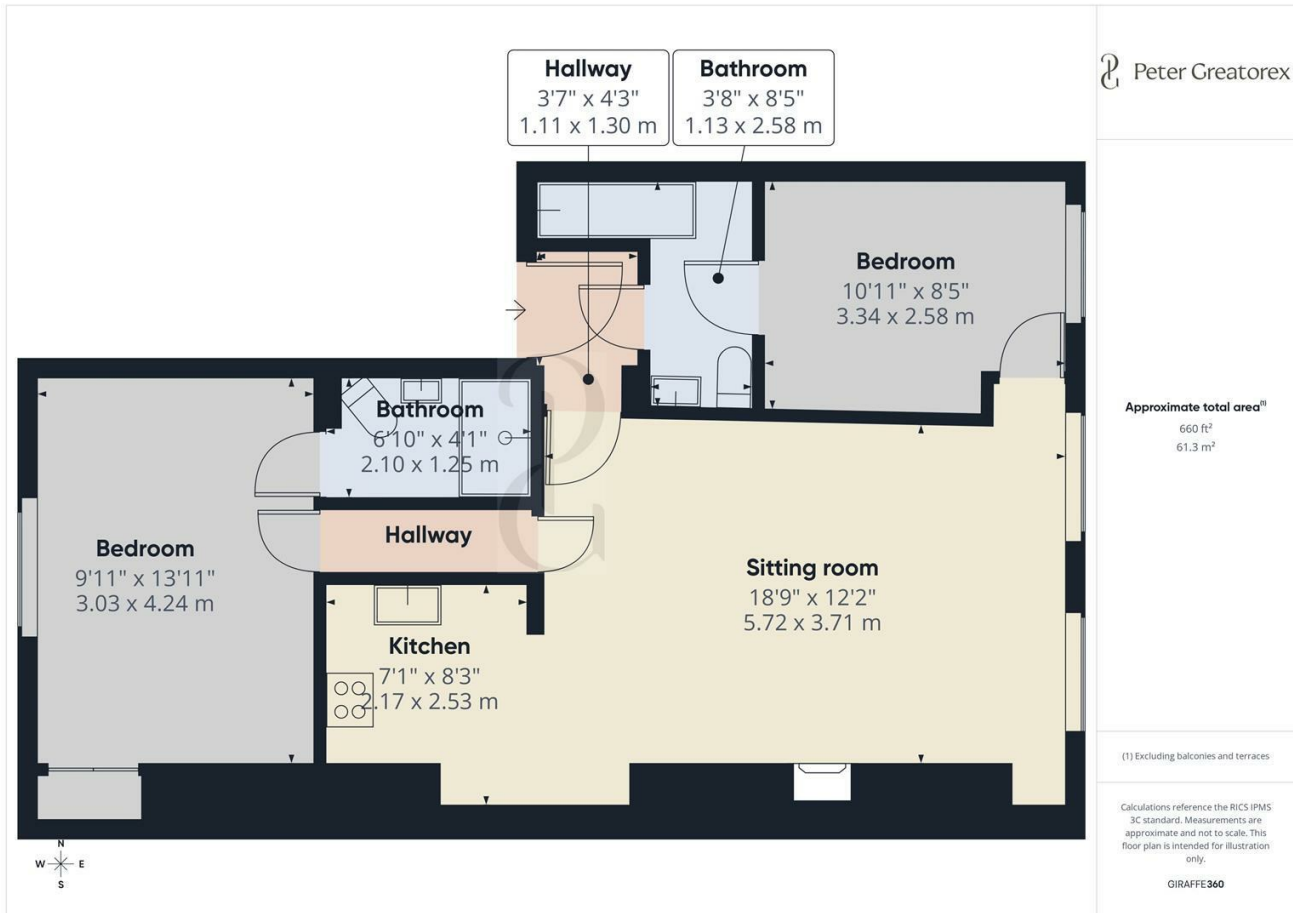
EN-SUITE BATHROOM

Bath with shower over. Wash hand basin with wall mounted mirror over. WC. Corner cupboard. Spotlights. extractor fan. Fully tiled. Second door leading into hallway.



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Energy Efficiency Rating

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