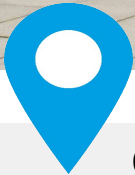




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Great Pulteney Street, Bath

- Great Pulteney Street
  - High Ceilings
  - Views over Bath Rec
- Sash Windows and Shutters
  - Walk In Wardrobe
- Ground Floor
  - Grand Fireplaces
  - Central Location
- Large Double Bedroom
  - No Onward Chain





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Offers In Excess Of £490,000



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## THE APARTMENT COMPANY®

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Situated on one of Bath's most iconic and architecturally significant streets, this beautifully proportioned ground floor apartment offers classic Georgian charm in a prime city-centre setting.

The accommodation comprises a spacious double bedroom featuring a walk-in wardrobe, a light-filled living space with high ceilings, sash windows with working shutters, grand fireplace and a well-appointed kitchen and shower room. The apartment enjoys tranquil views over Bath Rec and is just moments from the vibrant city centre, making it ideal for professionals, downsizers, or as a high-end investment or pied-à-terre.

### Location:

Great Pulteney Street is famed for its grand Georgian architecture and is ideally located for enjoying all that Bath has to offer – including independent shops, restaurants, museums, and the Holburne Museum. Bath Spa train station is less than 10 minutes' walk away, offering direct links to London and Bristol.

Council Tax Band D

Tenure: 960 years Leasehold with a Share of the Freehold

Ground Rent: 0

Service Charge: £4363.74



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Entrance Hall

3'7 x 3'1

Storage cupboard, doors to:

Shower Room

5'8 x 5'4

Shower enclosure, wc, wash hand basin, sash window to side, extractor

Living Room

16'10 x 18'8

Two sash windows with working shutters overlooking Bath Rec, fireplace with marble surround and coal effect gas fire, three radiators, storage cupboard

Kitchen

5'11 x 8'9

A range of matching wall, drawer and base units with worktop over. Built in dishwasher, electric oven and hob, washing machine, fridge and freezer, Sash window to side

Bedroom

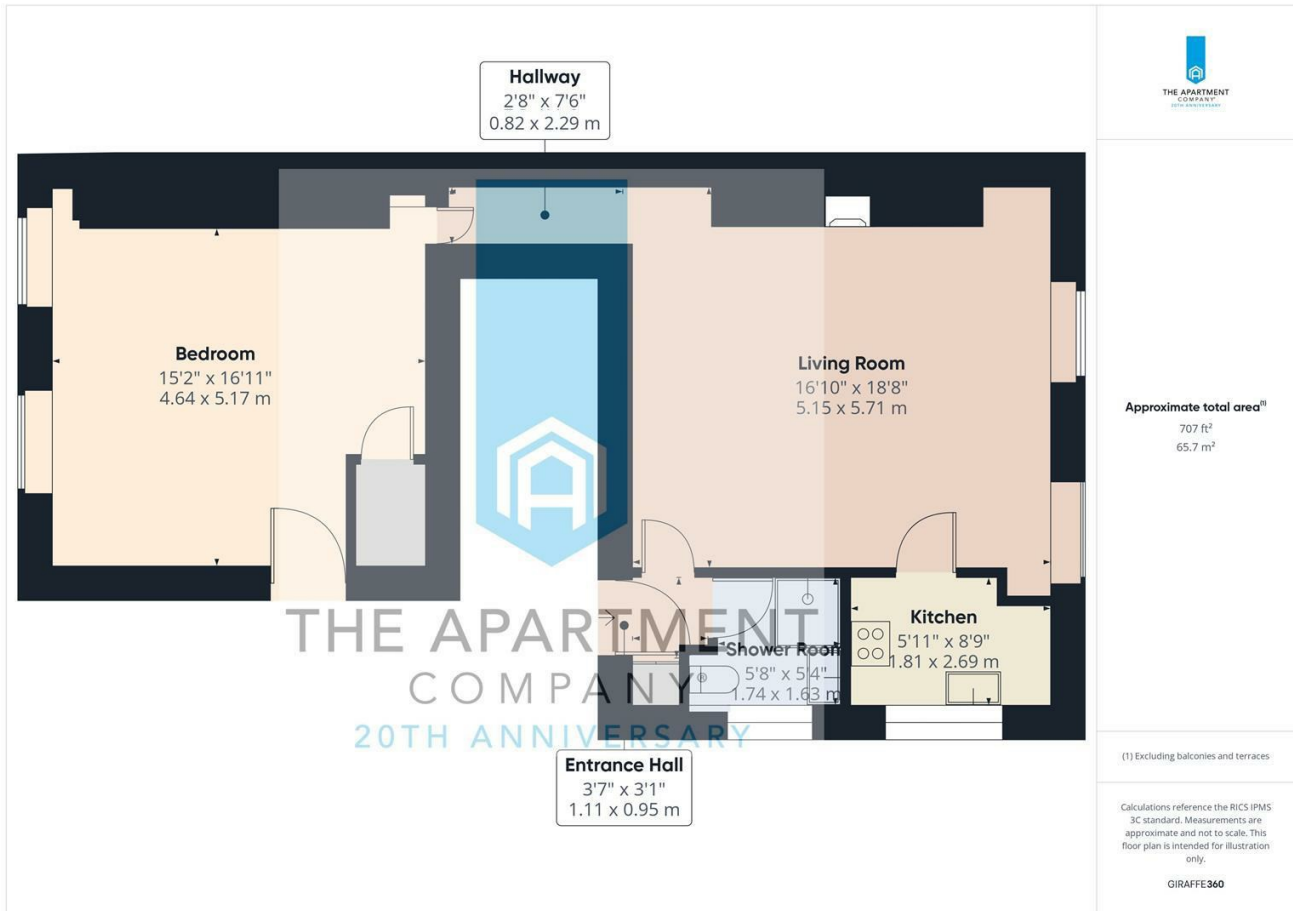
15'2 x 16'11

Two sash windows looking out onto Great Pulteney Street, two radiators, fireplace, door to walk in wardrobe, door to communal hall



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Great Pulteney Street, Bath



Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>67</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |