



Great Pulteney Street, Bath

BA2

HAMPTONS
INTERNATIONAL

Beyond your expectations

An 854 sq foot ground floor apartment in Great Pulteney Street.

Hamptons International

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www.hamptons.co.uk

Ground Floor Apartment | Prestigious Location | Period Features |
Garage Available By Separate Negotiation | No Onward Chain

Offers in excess of £385,000 Share of Freehold

Description

This imposing ground floor apartment is located on the grandeur of Great Pulteney Street, the property is located off the main communal hall with a superb mosaic tiled floor. With 854 square feet of accommodation in all, the two primary rooms each have independent access from the communal hall, comprising a spacious formal, front facing reception room with a magnificent central fireplace and two shuttered windows. A central room with rear facing window looking out to Henrietta Gardens also has a feature fireplace and is currently used as the bedroom and has a door to the en-suite bathroom. At the rear of the building is the kitchen/dining room again with a rear facing window to the gardens beyond. Featuring high ceilings with detailed cornicing and ceiling rose.

Location

The magnificent Great Pulteney Street comprises Listed Georgian townhouses, within one of Europe's finest and widest Georgian Streets. This is arguably one of the most desirable central locations in Bath with the famous Holburne Museum situated near one end and the fountain at Laura Place at the other. It is also within a short distance of Bath's main shopping centre including the individual shops on Pulteney Bridge and Milsom Street, as well as the modern Southgate shopping area. There are wonderful walks through the nearby Henrietta Park, Sydney Gardens or along the Kennet and Avon Canal. Bath Spa railway station is also a level walk away providing direct links to London Paddington in

approximately 90 minutes. Bath is a cosmopolitan World Heritage City famous for its architecture and with some of the finest shopping and restaurants to be found outside London.

Additional Information

Services: Mains connected. Council Tax Band D.

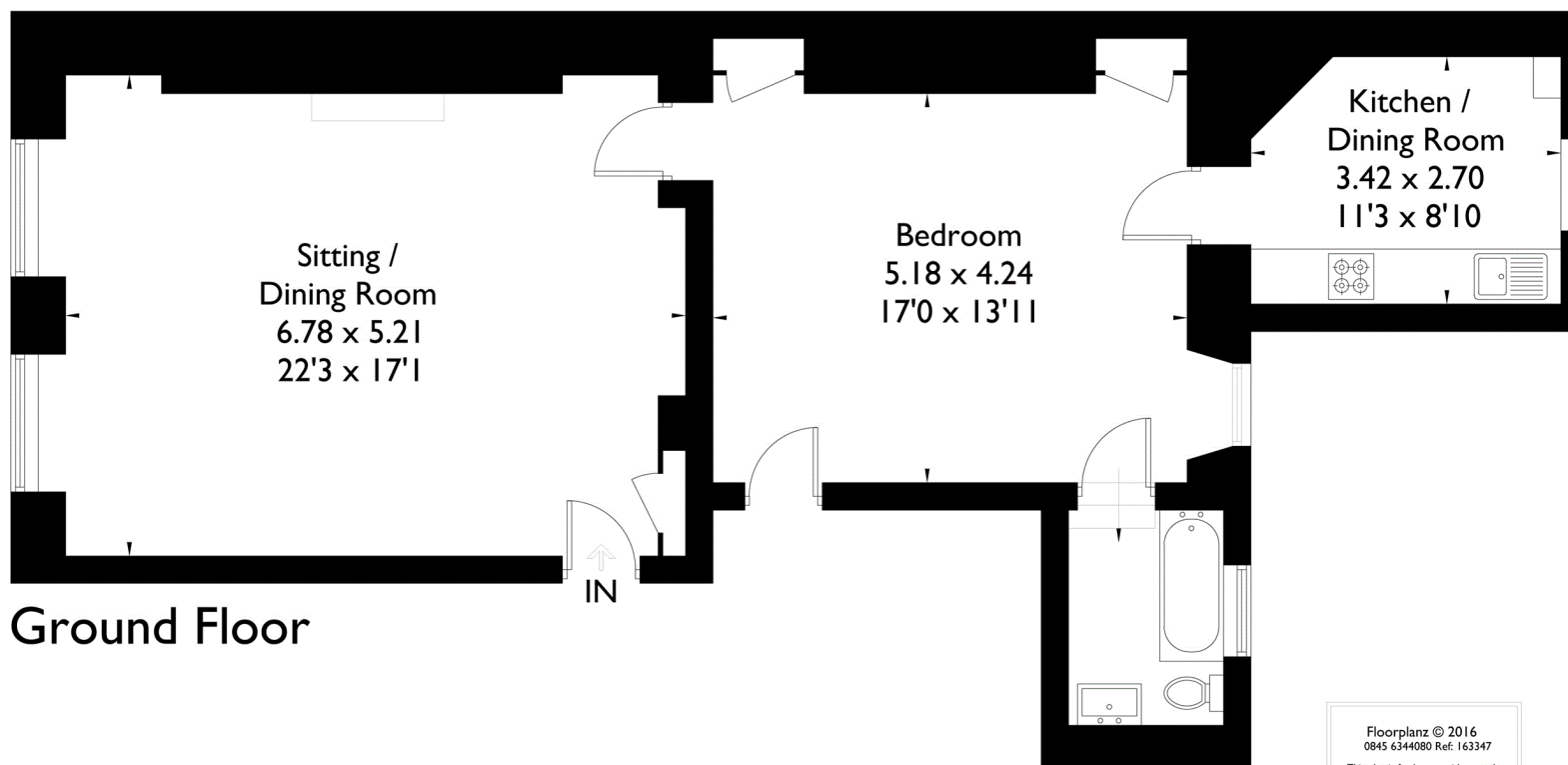
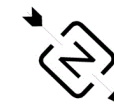
Term of Lease: 959 years remaining.

Residents Parking Permit.



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Approximate Gross Internal Area = 79.3 sq m / 854 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

