



Great Pulteney Street, Bath

BA2

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# *A well presented two bedroom second floor apartment.*

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

2 Bedrooms | Grade I Listed | Sitting/Dining Room | Fitted Kitchen | Central Location | No Onward Chain

**Guide Price £465,000** Share of Freehold

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## **Description**

A well presented second floor apartment within a Grade I Listed townhouse, situated within the much desired Great Pulteney Street. The communal entrance has undergone recent decoration and is beautifully presented. Upon entering the private hall you are greeted by doors to the bedrooms, kitchen, sitting/dining room and bathroom. The sitting/dining room has two deep sash windows overlooking Great Pulteney Street and a feature fireplace with cast iron insert. The kitchen is fitted with wall and base units with integrated gas hob, electric oven and extractor hood. A breakfast bar provides room to dine within the kitchen. The bathroom is fitted with a luxury white suite with separate shower with tiling to the walls and floor. The property is sympathetically decorated whilst retaining period features and is a fantastic opportunity to own an apartment in this central Bath location.

## **Location**

Located in the much favoured and historic Great Pulteney Street, providing level access to the attractions of Bath, one couldn't wish for a better position to enjoy the city. Close to the Holburne Museum and Sydney Gardens for leisure, the location affords ease of access to the many varied shopping and leisure facilities on offer including an eclectic choice of restaurants. There is access to the Kennet and Avon canal, the River Avon and the countryside. The apartment is within easy walking distance to Bath Spa railway station which has high speed trains to London Paddington and the west with

Bristol Airport only 20 miles drive or via direct bus from Bath bus station.

## **Additional Information**

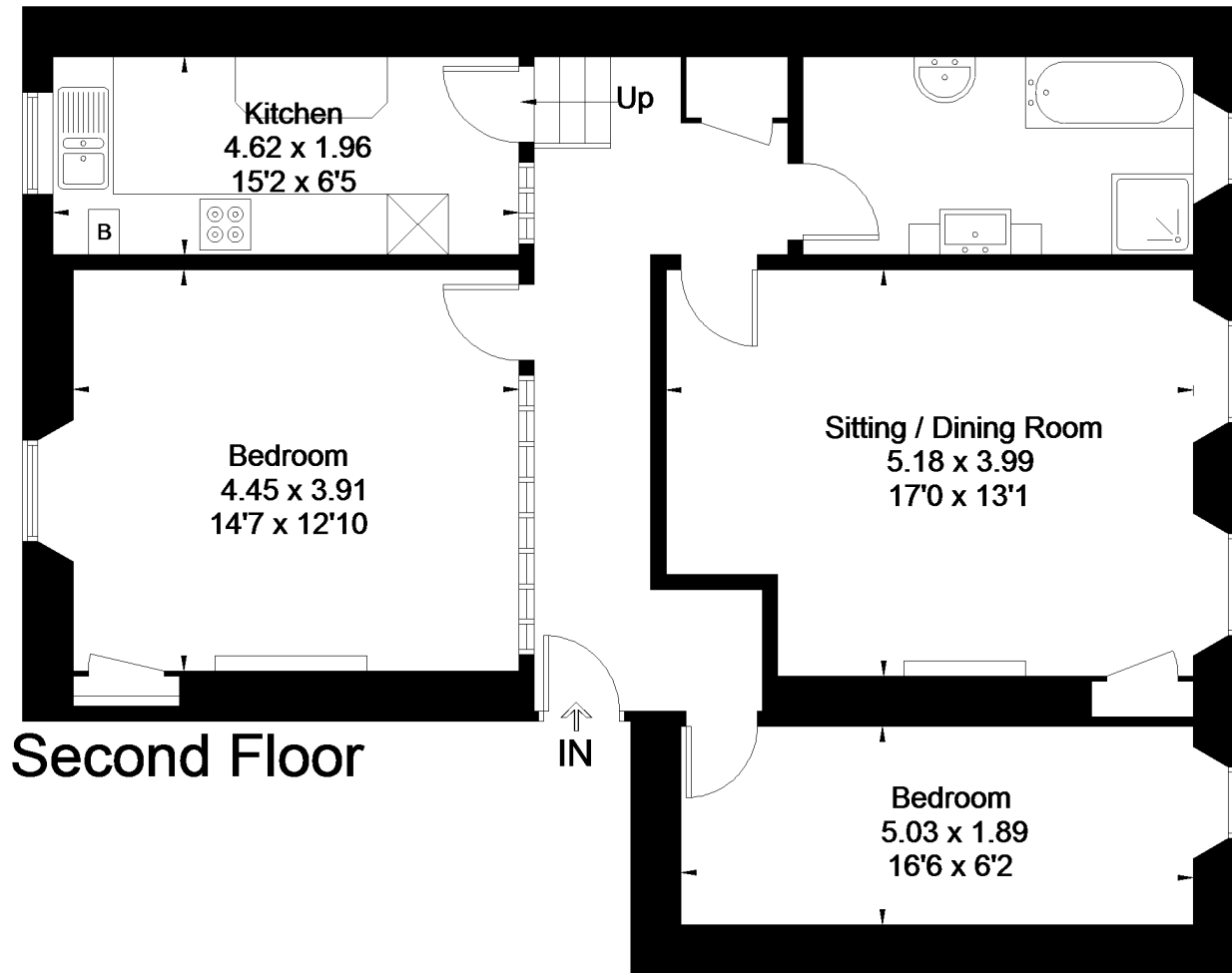
Services: All mains connected. Council Tax Band E.

Term of Lease: 999 year lease from 1985.  
1/10 share of Freehold - Currently privately managed with an annual maintenance charge of £1,500 to include insurance.



## Great Pulteney Street, Bath

Approximate Gross Internal Area  
82.4 sq m / 887 sq ft



### Second Floor

Floorplanz © 2016  
0845 6344080 Ref: 172697

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

**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.

