





# 74 Great Pulteney Street, Flat 4 Bath

A fine example of a beautifully appointed  
renovated top floor apartment within a  
magnificent Grade I listed Georgian  
townhouse.

Ground Floor | Hallway  
Two Bedrooms | Living Room | Kitchen/Breakfast Room

Bath Spa Railway Station | 0.5 miles  
Bath City Centre | 0.2 mile  
M4 (Junction 18) | 9 miles  
Bristol | 14 miles



Bath  
4 Wood Street, Queen Square, Bath BA1 2JQ

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**Every aspect of this beautiful property is impressive.**



Great Pulteney Street is the widest and grandest street in Bath, connecting Bath city centre with Bathwick via Pulteney Bridge. Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries, all of which are close by; Waitrose supermarket is within 0.2 miles on foot.

To the rear of the property the gardens of Henrietta Park with its fine selection of trees can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street.

## The Apartment

Every aspect of this beautiful property is impressive: from the details on its historical facade, through its elegant proportions, to the quality of its most recent transformation.

A large reception hall with glazed industrial crittall doors leads to the main accommodation where there is a generous sized living room and separate beautifully appointed fitted kitchen with fitted Neff appliances and fired earth tiling. Both of these rooms have stunning views. They benefit from oak parquet flooring and have a light contemporary finish, giving the space a bright, open feel throughout. The rest of the apartment is carpeted, with two double bedrooms and a bathroom which is again, beautifully appointed with shower and WC with fired earth tiling.

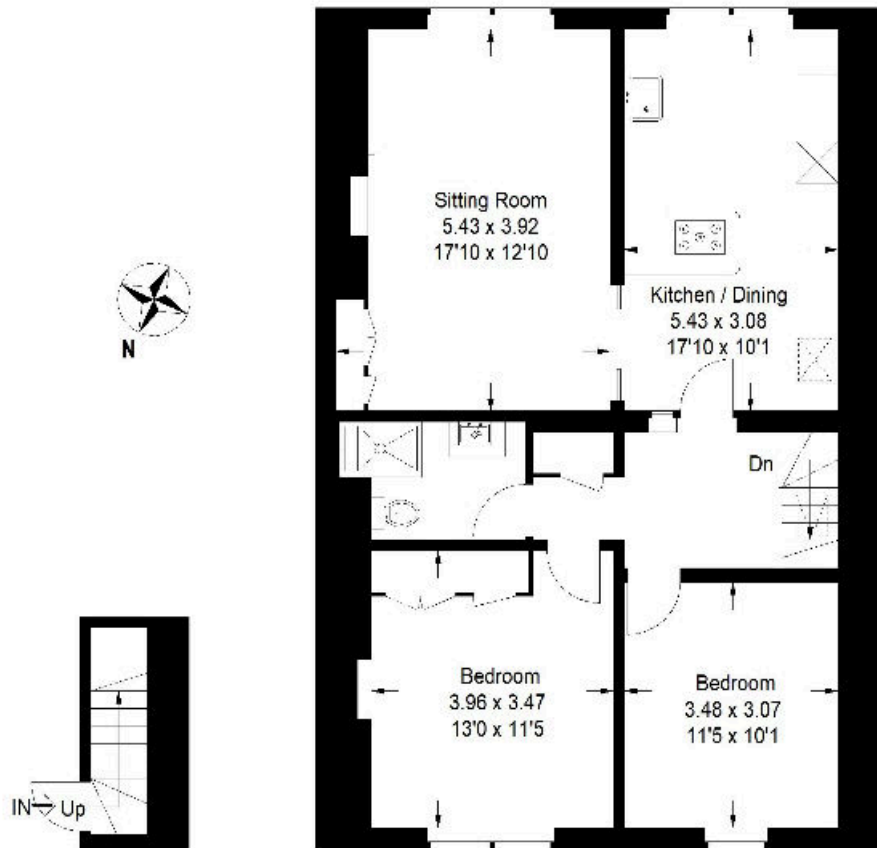




*Driving from Queen Square, head west and follow the A4 towards Princes Street. Follow the road right around the square and turn left onto Gay Street. Follow the road right onto George Street, continuing straight ahead at the roundabout and staying in the right hand lane. Turn right onto Cleveland Place. At the traffic lights, turn right onto Sydney Place, then right again into Great Pulteney Street. Number 8 is on the right hand side towards the fountain end where there is parking.*

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

## Tenure

Share of Freehold - 999 years from 1979

Ground Rent £30 per annum

Service Charge £75 per month

## Council Tax

Band C

## Local Authority

Bath and North East Somerset - 01225 477000

## Viewings

Strictly by prior appointment with the agent.

Knight Frank  
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4 Wood Street  
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**I would be delighted to tell you more.**

**Sam Daniels**  
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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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