

# Great Pulteney Street

Bath





# A fabulous apartment over two floors within an elegant Grade I listed Georgian townhouse on one of Bath's most prestigious streets.

Bath Spa Railway Station 0.5 mile, Bath City Centre 0.2 mile, M4 (Junction 18) 9 miles, Bristol 14 miles  
(All distances are approximate)



3



2



1

## Summary of accommodation

**Second floor:** Hall | Kitchen | Living Room

**Third floor:** Landing/Library | 3 Bedrooms | 2 Bathrooms | Attic Storage

**Outside:** Paved Terrace

Nearby garage available by separate negotiation



## Situation

Times and distances are approximate.

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.

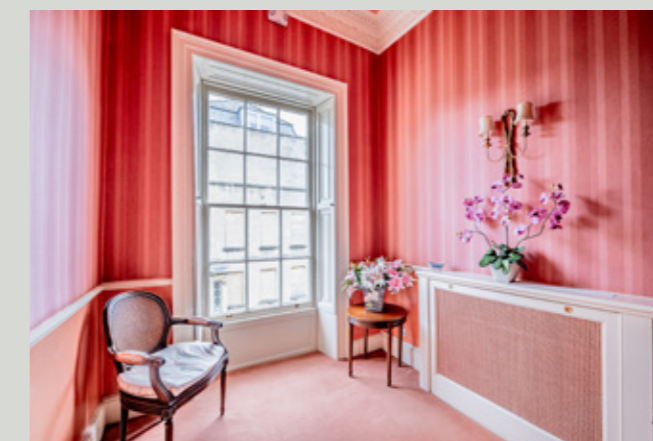
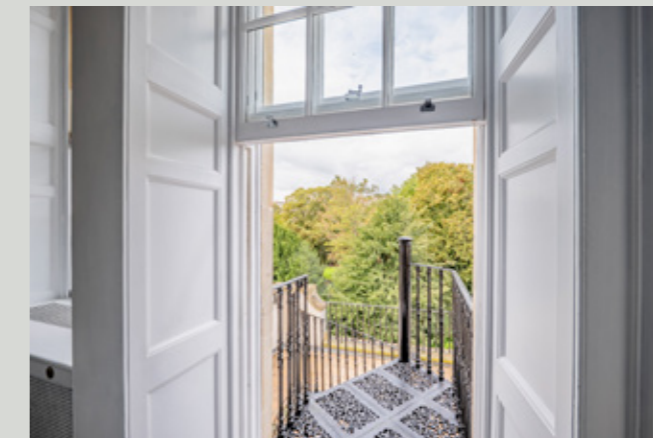


To the rear of the property the gardens of Henrietta Park with its fine selection of trees can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street.



Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West.





## The Property

The entrance to 20 Great Pulteney Street is on Sunderland Street (the shortest street in Bath), its doric columns and portico creating a grand first impression that continues into the hallway within. Original Georgian features abound in all the immaculate communal spaces, right up to flat 3's front door. Inside, the light and bright hallway has double-height ceilings and under stairs storage. The apartment itself is over two floors and benefits from secondary-glazing in most of the rooms.

The first floor includes a generous kitchen with high ceilings and two large sash windows with views to Henrietta Park. There are Carrara white marble splash backs, a Bosch oven and hob and plenty of space for a breakfast bar and seating as well a good amount of storage and worktops. Along the carpeted hall is an impressive living room with fireplace and dual aspect windows, one of which is actually a glazed door that leads to the outside space. An iron staircase spirals down to a walled terrace at the rear; it's a fabulous bonus to have an outside space with views across parkland and beyond, especially in such a city centre location!

Up to the top floor, there's a half landing and window seat, followed by a library area with floor-to-ceiling built-in shelving. Each of the three bedrooms have attractive views and built-in wardrobes and storage. The two bathrooms have been recently renovated to include Amtico flooring simulating roman grey marble, and there's plenty of storage space in the two boarded attics.





## Property Information

**Tenure:** We are advised that the property is Leasehold.

**Services:** We are advised that mains water, electricity, gas and drainage are connected to the property. The Worcester boiler is three years old. There is an intercom system.

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band F

**EPC:** D

**Postcode:** BA2 4BT

**Directions:** 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, then turn right onto Great Pulteney Street. Walking, the route is more direct through the city centre and takes 5-10 minutes.

**Viewings:** Strictly by appointment with Knight Frank LLP.





Approximate Gross Internal Floor Area  
Total Area: 143 sq m / 1,539 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.



Second Floor

Third Floor

**Knight Frank**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Sam Daniels**

01225 325 992

[sam.daniels@knightfrank.com](mailto:sam.daniels@knightfrank.com)



**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.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.