






## 59A FITZROY HOUSE

Great Pulteney Street, Bath





A BEAUTIFULLY FINISHED TWO-BEDROOM  
APARTMENT IN AN EXCLUSIVE GEORGIAN  
CONVERSION ON GREAT PULTENEY STREET,  
COMPLETE WITH PRIVATE COURTYARD ACCESS.

			EPC
2	2	1	C

Services: We are advised that the property is connected to mains electricity, water, drainage and broadband.  
Local Authority: Bath and North East Somerset Council  
Council Tax: E  
Method of Sale: We are advised that the property is Leasehold.  
999 year lease from January 2018.  
Service Charge £2,481 per annum  
Ground rent £500 per annum  
(ground rent and service charge reviewed every 15 years from 2018)  
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.





## SITUATION

Positioned on one of Bath's most iconic Georgian boulevards, the property is moments from the city centre, Henrietta Park, Sydney Gardens, and The Rec. Great Pulteney Street offers a grand and historic setting within easy reach of shops, restaurants, cultural attractions, and green spaces, providing a refined lifestyle at the heart of England's only UNESCO World Heritage City.

## THE APARTMENT

This stylish home offers 796 sq. ft. of well-designed space, blending contemporary finishes with period charm. The apartment can be entered either through its own private courtyard or via the grand shared entrance hall, with both lift and stair access.

The bright open-plan living area features twin Georgian sash windows and a sleek, modern kitchen with integrated appliances and a separate utility room. Two generous double bedrooms include a principal en-suite with a walk-in shower, complemented by a well-appointed family bathroom. The apartment benefits from a private courtyard and access to a communal garden.

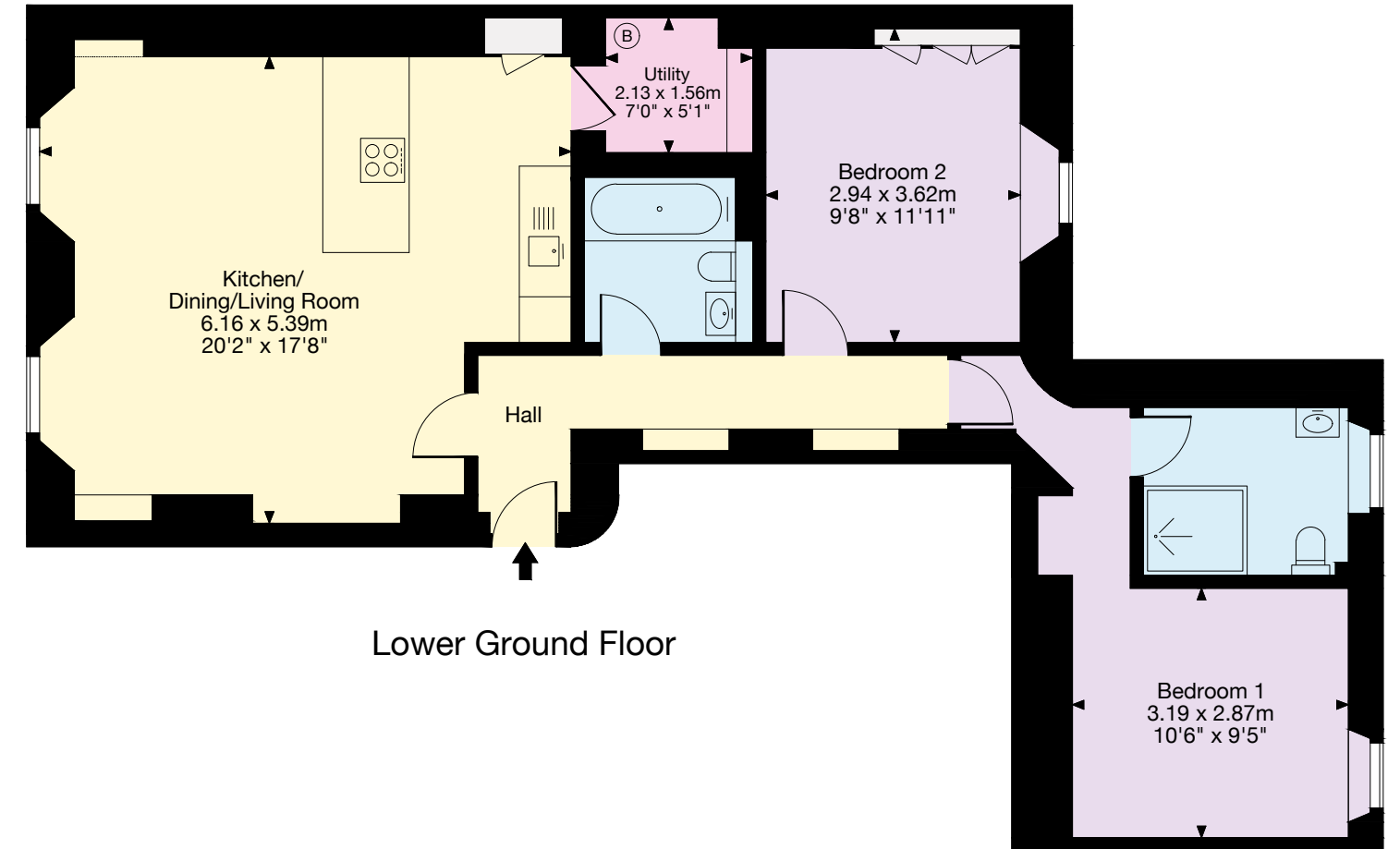




# Fitzroy House

## Bath, Somerset

Gross Internal Area (Approx.)  
Total Area = 74 sq m / 796 sq ft



Lower Ground Floor

Gross Internal Area (Approx.)  
Total Area = 74 sq m / 796 sq ft

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

We would be delighted  
to tell you more.

**Sam Daniels**  
01225 325 992  
sam.daniels@knightfrank.com

**Knight Frank Bath**  
4 Wood Street, Queen Square  
Bath, BA1 2JQ

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 January 2025. Photographs and videos dated January 2025. 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.