





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

2   2   1   EPC

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, Henlaze Park, Sydney Gardens, and The Rec. Great Pulteney Street offers a grand and historic setting with 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.

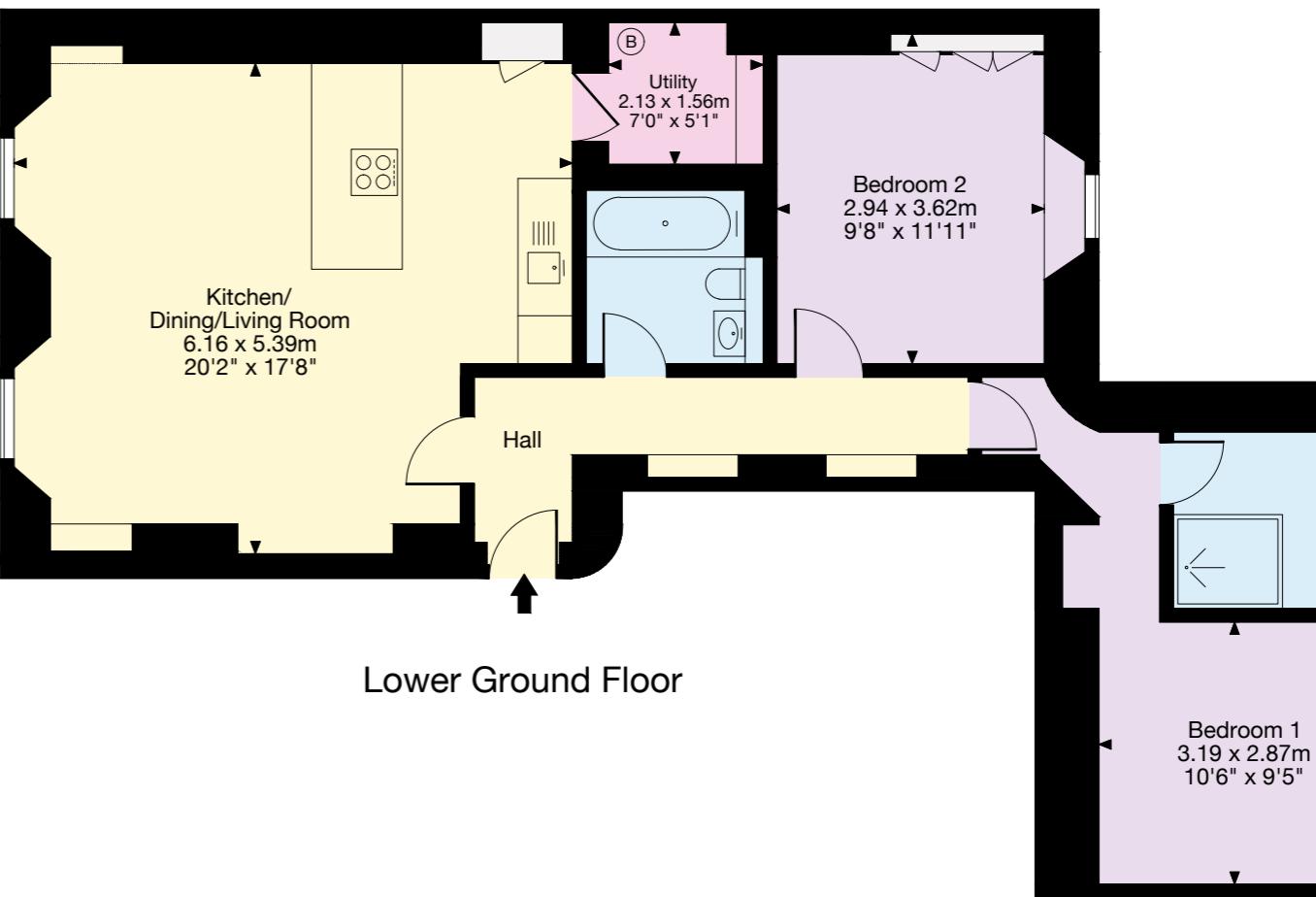
The bright open-plan living area features twin Georgian sash windows and a sleek, modern kitchen with integrated appliances and a separate utility room. Two generous double bedrooms include a principal en-suite with a walk-in shower, complemented by a well-appointed family bathroom. The apartment benefits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

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