



60 GREAT PULTENEY STREET




Bath BA2



A FABULOUS TWO BEDROOM APARTMENT OVER TWO FLOORS ON GREAT PULTENEY STREET.

Ground Floor | Entrance Hall | Inner Hall | WC | Living Room | Kitchen/Dining Room | Utility | Sitting Room/Study

First Floor | Principal Bedroom | Bedroom Suite | Bathroom | Attic storage

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

Council Tax band: G

Postcode: BA2 4DN

Tenure: We are advised that the property is Leasehold. 999 year lease from 1982.

Service Charge: £1,600 per annum

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

Distances: M4 (J17 or 18) 10 miles, located in Central Bath, (all distances are approximate).

Viewings: Strictly by prior appointment with the Knight Frank, LLP

SITUATION

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.

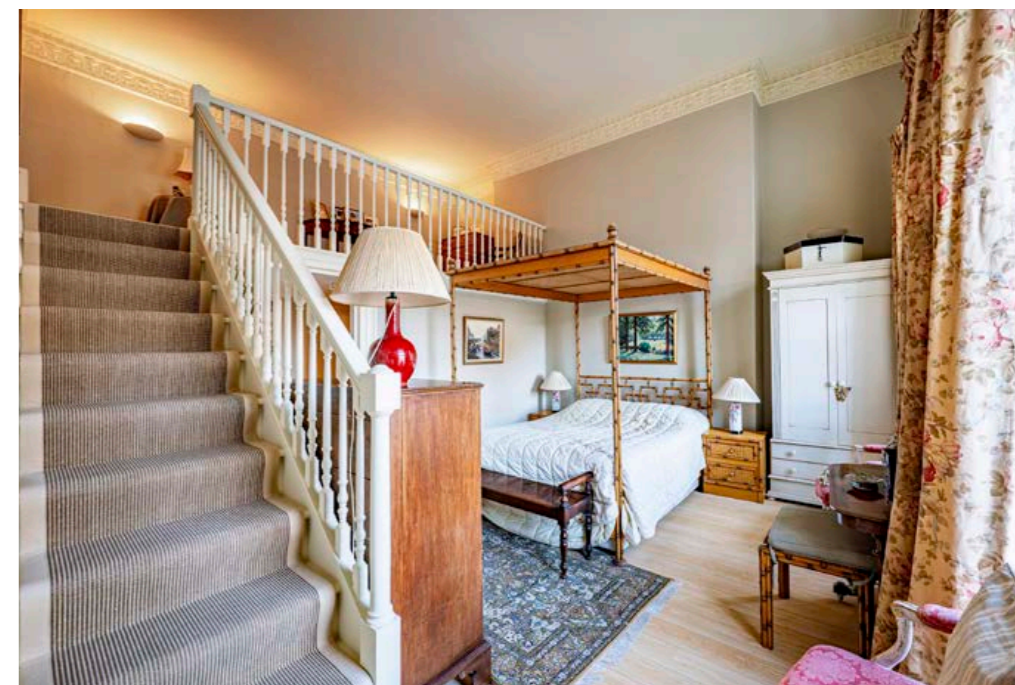
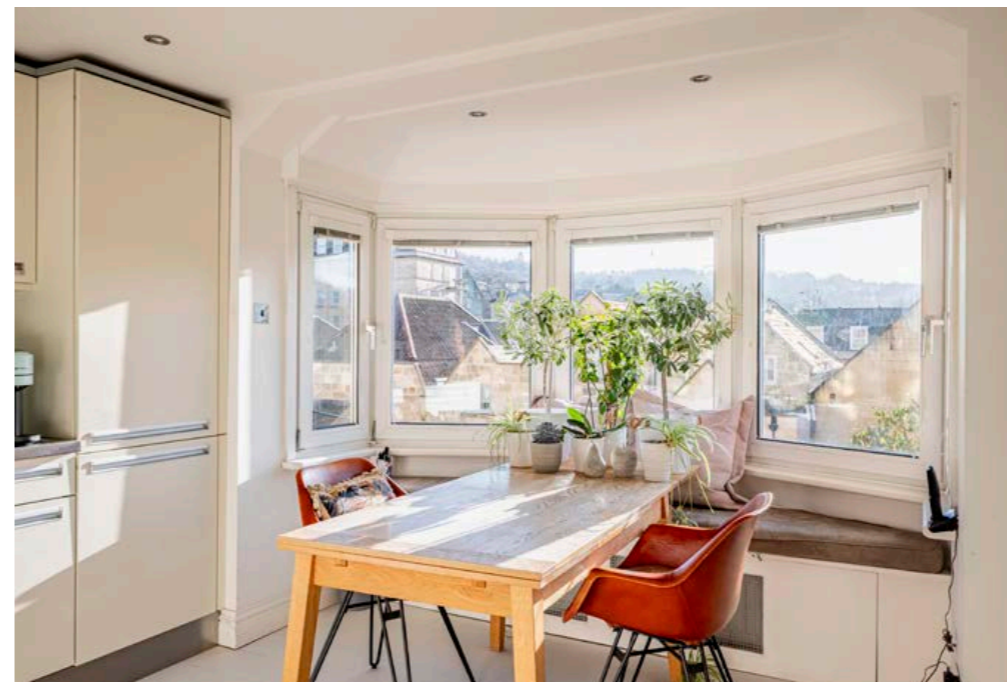
To the rear of the property is Bath Recreation Ground, and nearby are two attractive green spaces - Henrietta Park and Sydney Gardens.

THE HOUSE

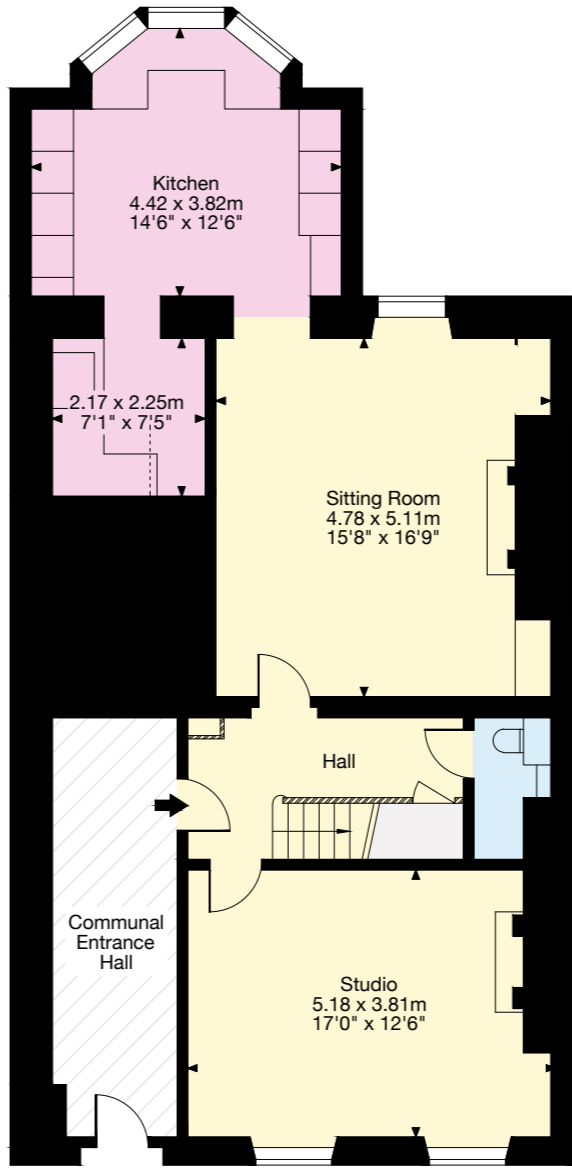
A substantial, two-bedroom apartment over the ground and first floors in a Grade I listed, Georgian townhouse in Great Pulteney. Sharing the impressive entrance hall with just one other apartment, this elegant property is a rare find.

Inside, original features make an immediate impression, including high ceilings, ornate cornicing and generous windows. In the studio, two arched windows with decorative mouldings and classic shutters offer views to the street. Built-in cupboards are along one wall, and opposite, shelving and a fireplace with marble surround.

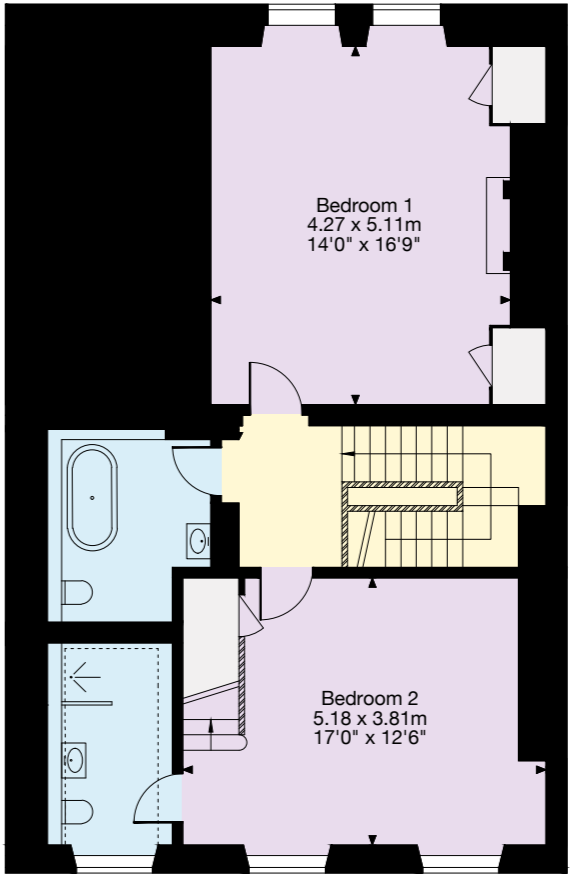
Through the hallway, there's another, larger, fireplace in the sitting room, with alcove shelving either side. The view from this room is across the gardens and coach houses to Bath Recreation Ground. The adjoining kitchen/dining room is modern, white and light, its double-glazed bay windows facing south. Kitchen units are fitted across two walls, with ample storage and built-in appliances. There's plenty of space for a large dining table with some seating built into the bay. A utility room has further storage and worktops, as well as the boiler.



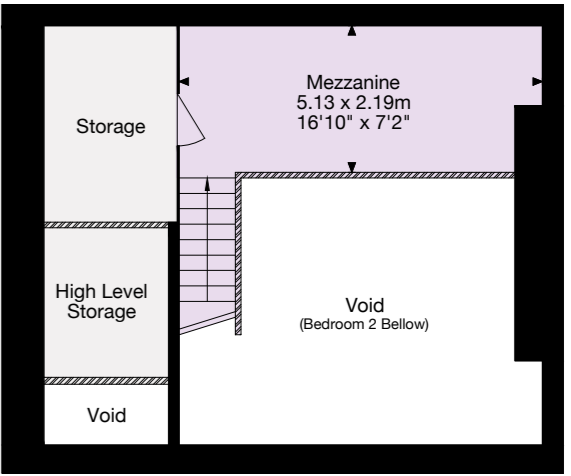
The inner hallway has a WC and under stairs storage for coats, etc. Up on the first floor, the elegant ceiling heights continue. In the front bedroom suite (ensuite shower room), there's enough elevation to create a mezzanine level and useful, walk-in storage in the attic space. At the rear, the principal bedroom is both beautiful and practical, with discreet wardrobe spaces either side of the ornate fireplace and large, sash windows with views south. A modern, tiled, bathroom with bath is on the first floor landing.



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 169 sq m / 1,819 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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