



**For Sale** £525,000



**Great Pulteney Street, Bath BA2 4DP**

**Ground floor apartment in this fabulous city centre address.**

2 Beds | Gas CH | Elegantly proportioned and with very attractive features

---

**Phone:** 01225 443322 | **Email:** [property@wildandlye.com](mailto:property@wildandlye.com)







### **Parking**

Residents can purchase a parking permit for Zone 1

### **Location**

At over 1,000 feet (300 m) long and 100 feet (30 m) wide, Great Pulteney Street is the widest and grandest street in Bath. Designed by the architect Thomas Baldwin and completed in 1789.

### **Service Charge**

£1,600 per year (approx. £133 per calendar month), payable half-yearly

### **Tenure**

Leasehold for 999 years

### **Council Tax**

Band D

### **Arrange a viewing**

01225 443322

[www.wildandlye.com](http://www.wildandlye.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Floor area 65.4 m<sup>2</sup> (704 sq.ft.)

**TOTAL: 65.4 m<sup>2</sup> (704 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Important Notice** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye 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 Wild & Lye 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 etc: The photographs 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.





**FREE**  
FURNITURE  
REMOVAL



When you  
sell your  
home with



01225 443322  
[wildandlye.com](http://wildandlye.com)