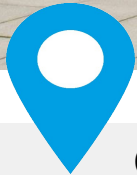




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Great Pulteney Street, Bath

- Great Pulteney Street
 - High Ceilings
 - Views over Bath Rec
- Sash Windows and Shutters
 - Walk In Wardrobe
- Ground Floor
 - Grand Fireplaces
 - Central Location
- Large Double Bedroom
 - No Onward Chain





THE APARTMENT COMPANY®
20TH ANNIVERSARY

Offers In Excess Of £490,000



THEAPARTMENTCOMPANY.CO.UK



THE APARTMENT COMPANY®

20TH ANNIVERSARY

Situated on one of Bath's most iconic and architecturally significant streets, this beautifully proportioned ground floor apartment offers classic Georgian charm in a prime city-centre setting.

The accommodation comprises a spacious double bedroom featuring a walk-in wardrobe, a light-filled living space with high ceilings, sash windows with working shutters, grand fireplace and a well-appointed kitchen and shower room. The apartment enjoys tranquil views over Bath Rec and is just moments from the vibrant city centre, making it ideal for professionals, downsizers, or as a high-end investment or pied-à-terre.

Location:

Great Pulteney Street is famed for its grand Georgian architecture and is ideally located for enjoying all that Bath has to offer – including independent shops, restaurants, museums, and the Holburne Museum. Bath Spa train station is less than 10 minutes' walk away, offering direct links to London and Bristol.

Council Tax Band D

Tenure: 960 years Leasehold with a Share of the Freehold

Ground Rent: 0

Service Charge: £4363.74



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Entrance Hall

3'7 x 3'1

Storage cupboard, doors to:

Shower Room

5'8 x 5'4

Shower enclosure, wc, wash hand basin, sash window to side, extractor

Living Room

16'10 x 18'8

Two sash windows with working shutters overlooking Bath Rec, fireplace with marble surround and coal effect gas fire, three radiators, storage cupboard

Kitchen

5'11 x 8'9

A range of matching wall, drawer and base units with worktop over. Built in dishwasher, electric oven and hob, washing machine, fridge and freezer, Sash window to side

Bedroom

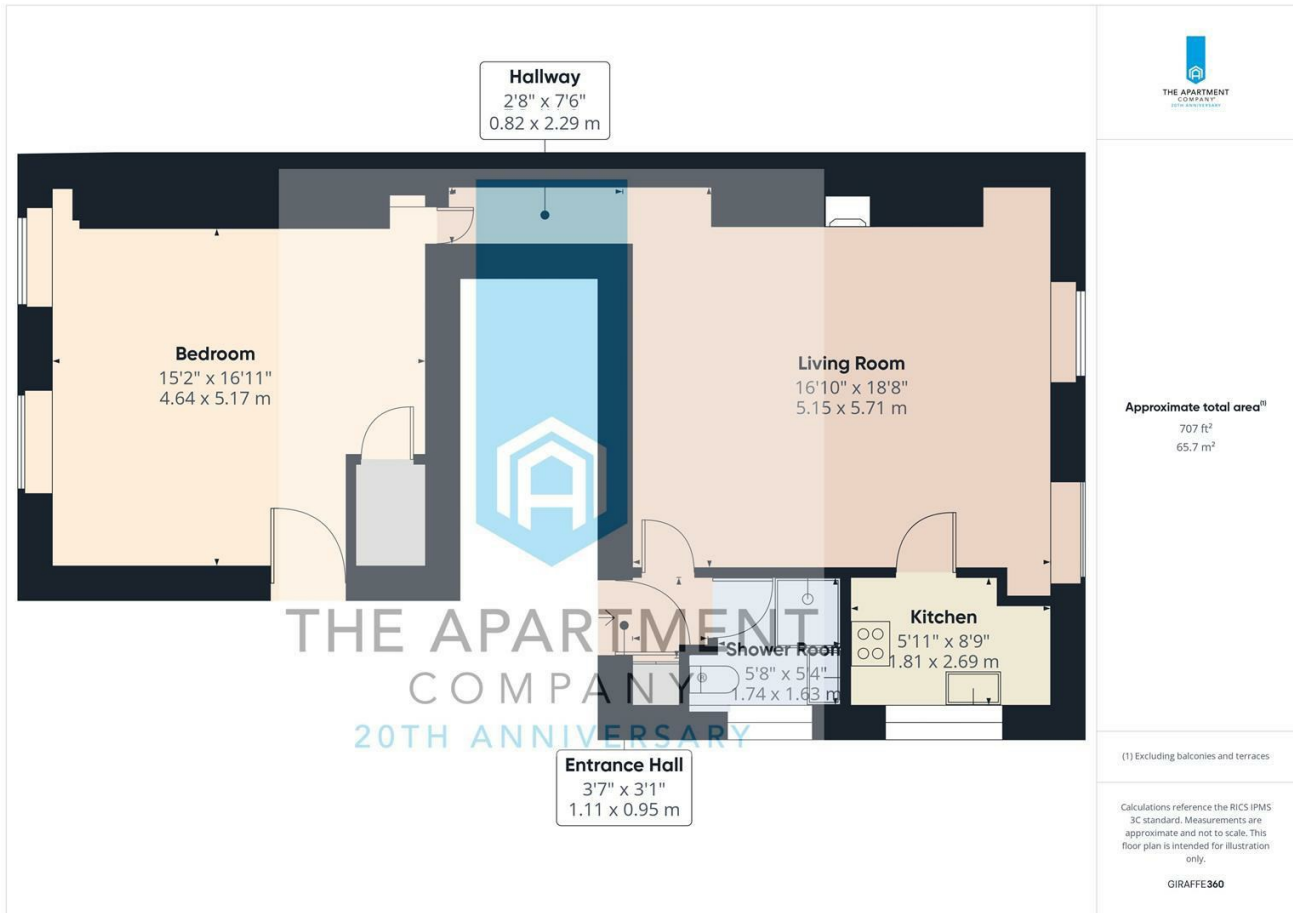
15'2 x 16'11

Two sash windows looking out onto Great Pulteney Street, two radiators, fireplace, door to walk in wardrobe, door to communal hall



THE APARTMENT COMPANY®
20TH ANNIVERSARY

Great Pulteney Street, Bath



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |