

Fitzroy House, Great Pulteney Street, Bath



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Great Pulteney Street is the widest and grandest street in Bath, connecting Bath's 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 the gardens of Henrietta Park with its fine selection of trees can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street.



Guide price: £595,000

Tenure: Leasehold: approximately 994 years remaining

Service charge: £1,500 per annum

Ground rent: £500 per annum

Local authority: Bath and North East Somerset

Council tax band: E



The Apartment

Every aspect of this beautiful property is impressive: from the details on its historical facade through to its elegant proportions. This is a well-presented second-floor two bedroom apartment in the highly regarded Fitzroy House development. This apartment has period features, high ceilings, and lift access. The apartment has a spacious kitchen designed by Bulthaup, including composite stone worktops, matt-finished handleless cupboards and glass wall panels. There is engineered oak flooring throughout the main living areas and carpets in the bedrooms. To the rear are two bedrooms and a generous bathroom with Duravit wash basins and vanity drawers, Hansgrove shower controls and underfloor heating.

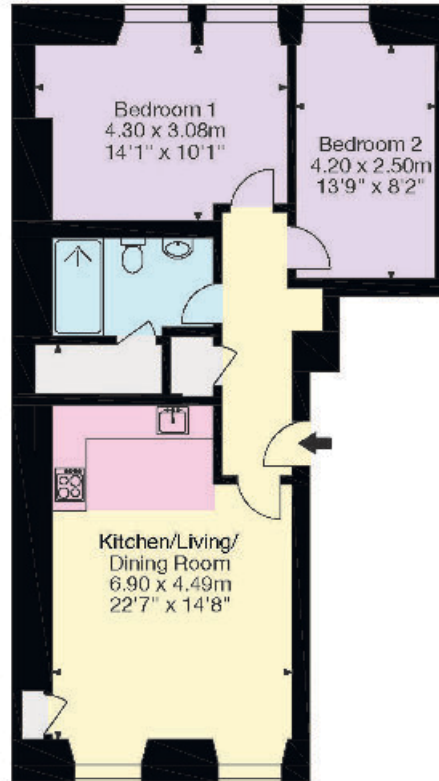




Fitzroy House

Bath

Gross Internal Area (Approx.)
63 sq m / 678 sq ft



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Veranda/Sunspace
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

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