

Great Pulteney Street, Bath BAI



Situation

Great Pulteney Street is one of the finest Georgian streets in Bath. The city centre is a short, level walk over Pulteney Bridge with a range of amenities including extensive shopping (Waitrose supermarket is within 0.5 miles), museums, theatres and art galleries. Nearby, there are the gardens of Henrietta Park and Sydney Gardens, which features The Holburne Museum. An excellent range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High, are all within easy reach. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.



Guide price: £1,000,000

Tenure: Leasehold: approximately 960 years remaining

Local authority: Bath and North East Somerset Council

Council tax band: E

The Garden Apartment

Number 38 Great Pulteney Street is at the Holburne Museum end of this elegant terrace of fine Georgian town houses. Flat 1 is Grade I listed and is arranged over two floors - the ground and lower ground. Its entrance is via a communal hallway, which includes private floor-to-ceiling storage.

The two main rooms on the ground floor are spacious and elegant, their high ceilings, large, panelled windows and classic period details creating a luxurious ambience. The living room has a wrought iron fireplace with marble surround, built-in cupboards and fitted carpet. The kitchen has a good range of cream coloured units with granite worktops, a ceramic sink and a Rangemaster hob and oven. The large, shuttered windows have views to the attractive rear garden and the houses beyond.

There is a half-landing between the floors, with a shower room and WC. Downstairs to the lower ground, the ceilings remain high and a flagstone floor stretches the full depth of the house, from the rear garden to the front courtyard. At the front, a large hall space makes a practical study area.

There are two generous bedrooms: one features the original stove and fireplace, the other a tiled fireplace and original built-in cupboards. Between the two bedrooms, there's a family bathroom with a bath and underfloor heating. A large cupboard in the hall provides space for utilities, hot water tank and boiler (new in 2022) and there's a door into the rear garden.

It should be noted that the Management Company's sinking fund has recently paid for new drainpipes and there are existing funds for the refurbishment of the communal spaces and hall.







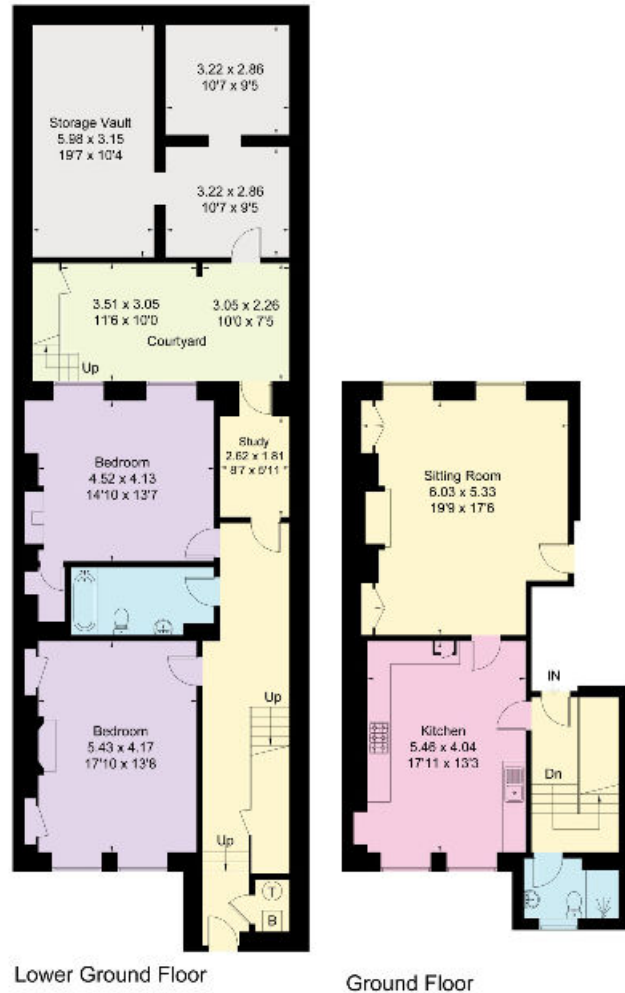
Gardens and grounds

The front courtyard is reached via steps from street level (or from inside the lower ground floor hall door). Most of the courtyard is paved, with a third of the space under cover. There's access to a store room and the vaults.

The rear walled garden is also mostly paved, with flowerbeds along the boundary featuring shrubs and a cherry blossom tree, and a path through its centre. At the far end, there's a raised border and a dining terrace and steps up to a door which offers easy access onto the street behind.



Approximate Area = 156 sq m / 1679 sq ft
 Vaults = 39.9 sq m / 429 sq ft
 Total = 195.9 sq m / 2108



Lower Ground Floor

Ground Floor

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I would be delighted to tell you more

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