


17 Great Pulteney Street, Flat 4


Bath, Somerset




A newly refurbished apartment over two floors within an elegant Grade I listed Georgian townhouse on one of Bath’s most prestigious streets.

Bath Spa Railway Station 0.5 mile, Bath City Centre 0.2 mile, M4 (Junction 18) 9 miles, Bristol 14 miles.
(Distances and times approximate).


4


2


2

Summary of accommodation

Main House

Ground Floor: Entrance Hall

Second Floor: Hal | Kitchen/Dining Room | Living Room | Study | WC


Third Floor: 4 Bedrooms | Bathroom | Utility Room | Attic Storage





Situation

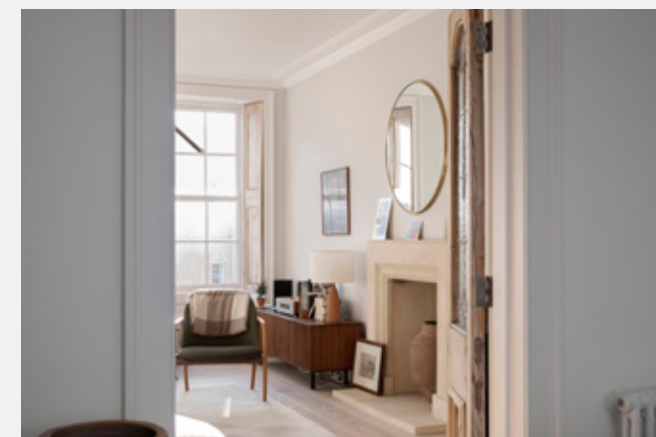
(Distances and times are approximate)

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.

 Bath has 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.



The Apartment

Flat 4 is one of four apartments in this fine Grade I listed Georgian townhouse, built in 1789, and occupies the second and third floors. Immaculately refurbished throughout, it has sound-proofed, light oak flooring, original features (including four fireplaces), high ceilings, shutter-framed windows and new, columned radiators throughout.

The kitchen/dining room has a marble central island unit with Siemens hob and soft green cupboards with marble worktops. Two original, built-in cupboards add to the classic, yet modern look and feel.

Double wooden doors with leaded glass panelling open into the living room, allowing light to flow from one end of the apartment to the other. Two large windows overlook Great Pulteney Street and there's a stone fireplace and storage built into the alcove on one side. A door leads to the study (also accessed from the internal hallway), which also has views to GPS. There's also a WC on this floor.

Upstairs, there are four bedrooms - two at the front and two at the rear - the latter with views across Henrietta Park and up to Camden Crescent. A family bathroom has a bath and shower with wall-hung units and new Duravit fixtures and fittings. A utility room has storage cupboards and plenty of space for drying clothes. There is also a useful loft space for extra storage.



Property Information

Method of Sale: We are advised that the property is leasehold 101 years.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property. The boiler was new in 2022. There's an intercom system. Management fees are approximately £4,000 pa and external refurbishment to the whole house was in 2023.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band E

EPC: C

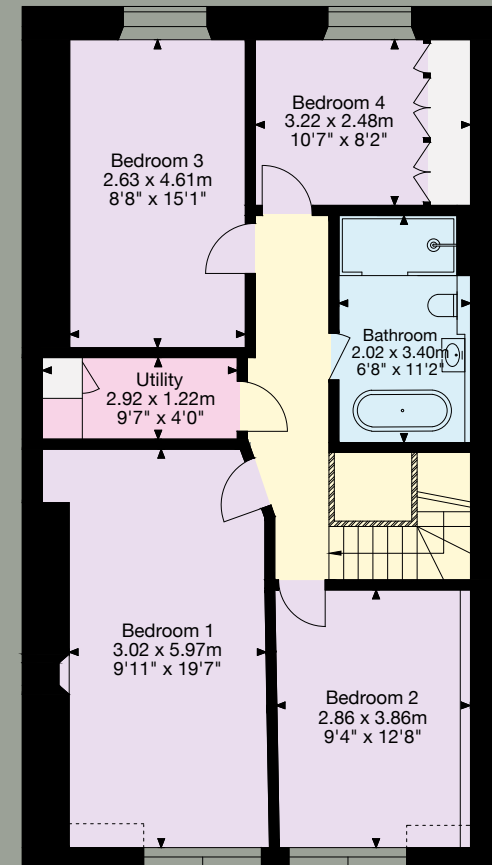
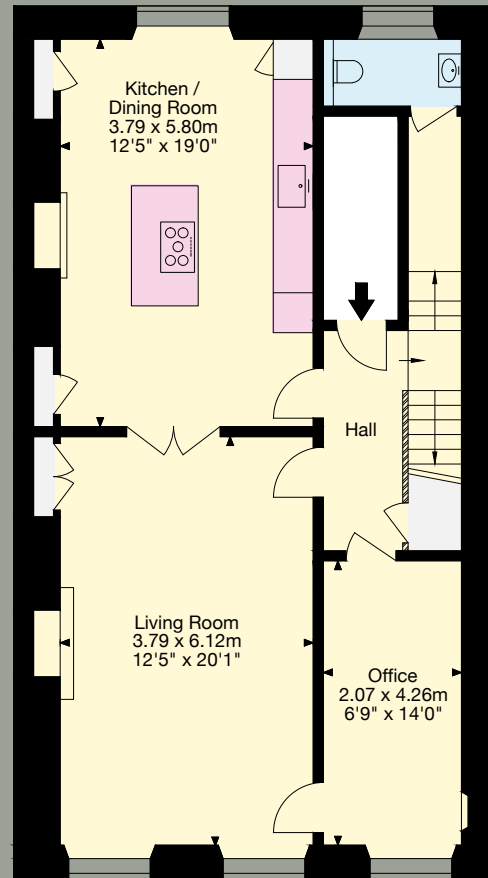
Postcode: BA2 4BR

Directions: Driving from Queen Square, head west and follow the A4 towards Princes Street. Follow the road right around the square and turn left onto Gay Street. Follow the road right onto George Street, continuing straight ahead at the roundabout and staying in the right hand lane. Turn right onto Cleveland Place, then turn right onto Great Pulteney Street. Walking, the route is more direct through the city centre and takes 5-10 minutes.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
142 sq.m / 1,528 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated December 2024.

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