



WentWorth
Estate Agents



Garden Maisonette, 29A Great Pulteney Street, Bath, Somerset, BA2 4BU

- Georgian Garden Maisonette
- 2453 Sq Ft Of Internal Accommodation
- Family Room
- Grade I Listed
- Kitchen/Breakfast Room
- Utility Room
- Three Double Bedrooms
- Family Bathroom & Master En-Suite
- Private Walled Garden
- Private Garage

Price guide £975,000

Location

Situated in one of Bath's most iconic streets is this very generously sized maisonette. The property is a short level walk from the city centre across the famous Pulteney Bridge. Bath offers an abundance of fine dining choices & boutique shops, with The Theatre Royal and the Thermae Spa also both a leisurely stroll away. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins). The World Heritage City is famous for its golden architecture, parks and history as well as being the home of Bath Rugby Club, whose stadium is just around the corner.

Internal Description

Steps lead down from the pavement to the private entrance. Once inside there is a cloakroom off to the left with w.c, wash hand basin as well as having plumbing for a washing machine and space for a tumble dryer. From here a hallway leads you through to the accommodation. There is a lovely light family room positioned to the front of the apartment with period features which measures an impressive 20'8"x19'2". Glazed double doors take you through to the sitting room which has views out over the garden at the rear a feature fireplace as well as bespoke shelving and cupboards. To the rear of the apartment you will find the kitchen/breakfast room which offers access out to the rear garden. The kitchen benefits from a range of wall and base units with a mix of granite and wooden work top surfaces. There is an inset sink unit with mixer tap, built in double oven, electric hob with extractor over and plumbing for a dishwasher.

Heading down to the lower floor you will find the bedroom and bathroom accommodation, all of which is accessed off the hallway. There are three good size double bedrooms which all have built in wardrobes as well as bedroom three providing access out to the rear garden. The master bedroom also boasts an en-suite shower room which comprises of a walk in shower, wash hand basin and w.c. The accommodation is completed with the family bathroom which has a fully fitted suite including a panelled bath with shower over, high level w.c. and wash hand basin.

External Description

To the rear of the property you have a pretty, low maintenance private walled garden mainly laid to patio, There is a range of aesthetically positioned well manicured flower beds and borders all of which is accessed via either the kitchen breakfast room or third bedroom. To the rear of the garden a door leads you into the garage which has an electric door, light and power.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

NB: Photos are from when previously marketed.

Additional Information

Tenure - Leasehold & Share of Freehold

29 Great Pulteney Street Management Company owns the freehold. Owners of each flat are members of the management company and each have a share of the freehold. This property has a 16.67% share.

Management Company - HML Chilton manage the running of the building

Years remaining - 999 years from 1981

Annual Service Charges - Approx. £2271.00 in 2023

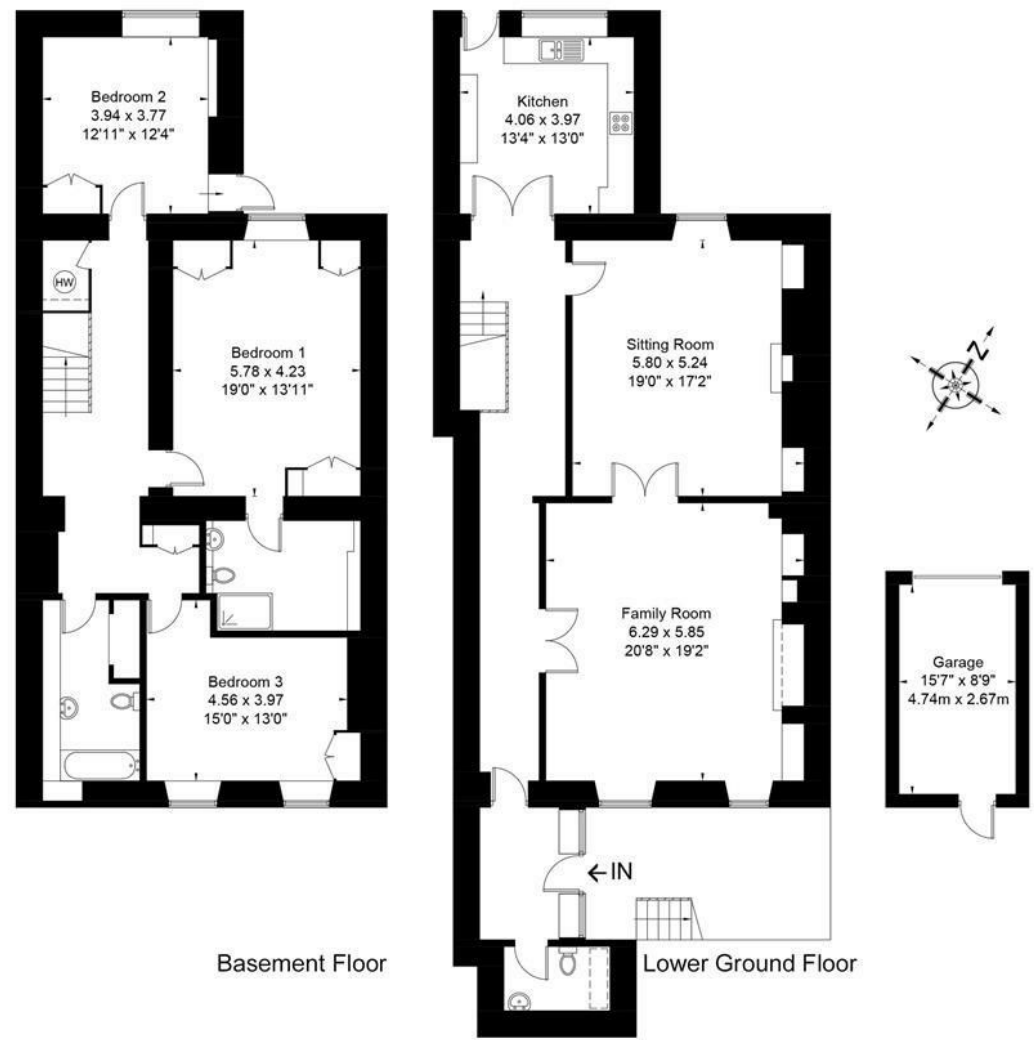
Annual Ground Rent - N/A

Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence. Please also note that the external photos were taken in summer 2021.

29a Great Pulteney Street, Bath, BA2 4BU

Approximate Gross Internal Area = 227.9 sq m / 2453 sq ft
 Garage = 12.6 sq m / 135 sq ft
 Total = 240.5 sq m / 2588 sq ft



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

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2020





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