

# whiteley helyar



850 ft<sup>2</sup>



2 bedrooms



bathroom & en-suite shower room



resident's permit available

Guide Price                      £625,000

Flat 2, 46 Great Pulteney Street, Bath, BA2 4DR

A wonderful two bedroom, two bathroom apartment, in this most central of locations, with a glorious southerly facing private garden. Occupying the lower ground floor of a listed Georgian townhouse on this iconic street, the accommodation is beautifully presented, with the reception room and kitchen both enjoying views over the garden, whilst the main bedroom has the benefit of an en-suite shower room.

### ACCOMMODATION

Entrance hall with fitted storage  
Sitting/dining room with period fireplace and built-in cupboard  
Kitchen/breakfast room with access to the garden  
Two bedrooms  
Bathroom & en-suite shower room

### EXTERNALLY

The enclosed garden offers a very peaceful spot in the heart of the city. A gravelled area provides space for a dining table and chairs, with a path running alongside a lawn to a further seating area at the far end of the garden. Mature shrubs and planting complete this lovely verdant space.

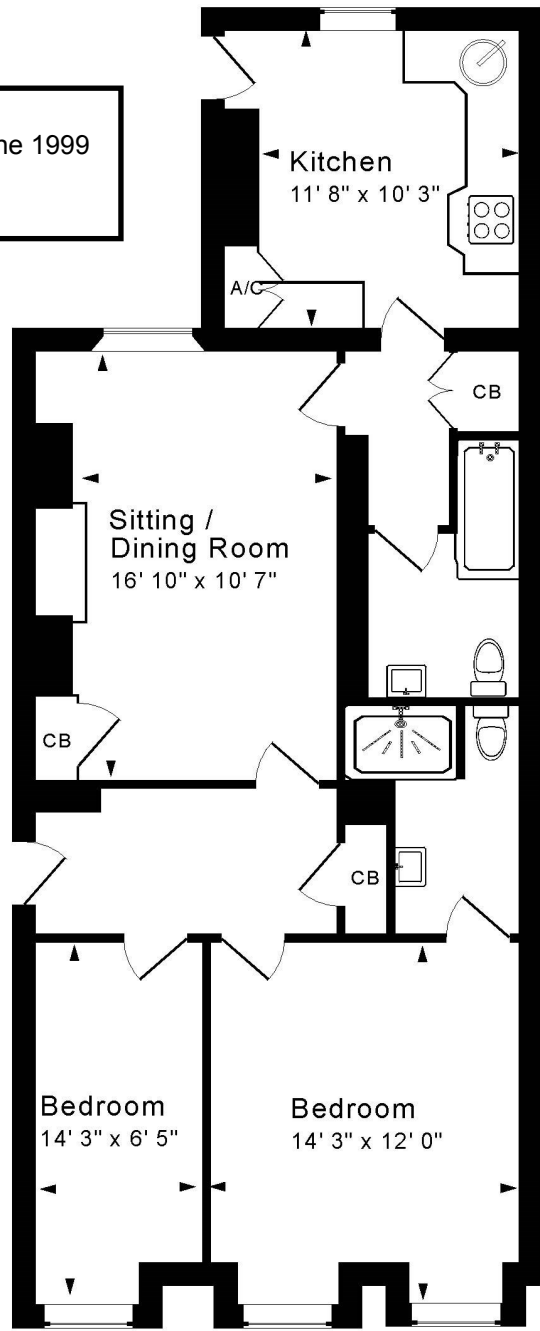
### LOCATION

Wonderfully positioned towards the end of Great Pulteney Street, adjacent to the Holburne Museum and the refurbished Sydney Gardens - with its children's playground, tennis courts and canal access - the apartment is most conveniently located in this highly sought after, iconic central position. The extensive range of shops, restaurants and amenities in the very heart of the city are within a short level stroll, as are Bath Spa Railway Station and Bath Recreation Rugby Ground. Delightful walks through Henrietta Park and along the Kennet and Avon are also very close at hand.





**Tenure:** Share of Freehold  
**Lease length:** 999 years from 24th June 1999  
**Management charge:** £450 PA  
**Council Tax Band:** 'E' - £2,575.27



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		70	79
EU Directive 2002/91/EC			



Approx. Gross Internal Floor Area 850 Sq. Ft. / 79 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0786  
 Garden Flat, 46 Great Pulteney Street, Bath, BA2 4DR.

