

whiteley helyar



635 ft²



2 double
bedrooms



shower room



garage and
permit parking

Guide Price £500,000

3 Nash House, Pulteney Mews, BATH, BA2 4DS

A beautifully presented two double bedroom first floor apartment with garage positioned in this peaceful and highly convenient location tucked away behind Great Pulteney Street. This stunning flat has been remodelled and modernised to a high specification and now offers bright and spacious accommodation with a stylish finish.

ACCOMMODATION

bright and spacious 17ft sitting kitchen / sitting / dining room
stylish kitchen area with peninsula breakfast bar
remodelled shower room with rooflight
two double bedrooms
utility room accessed from the communal area with plumbing for a washing machine
garage

LOCATION

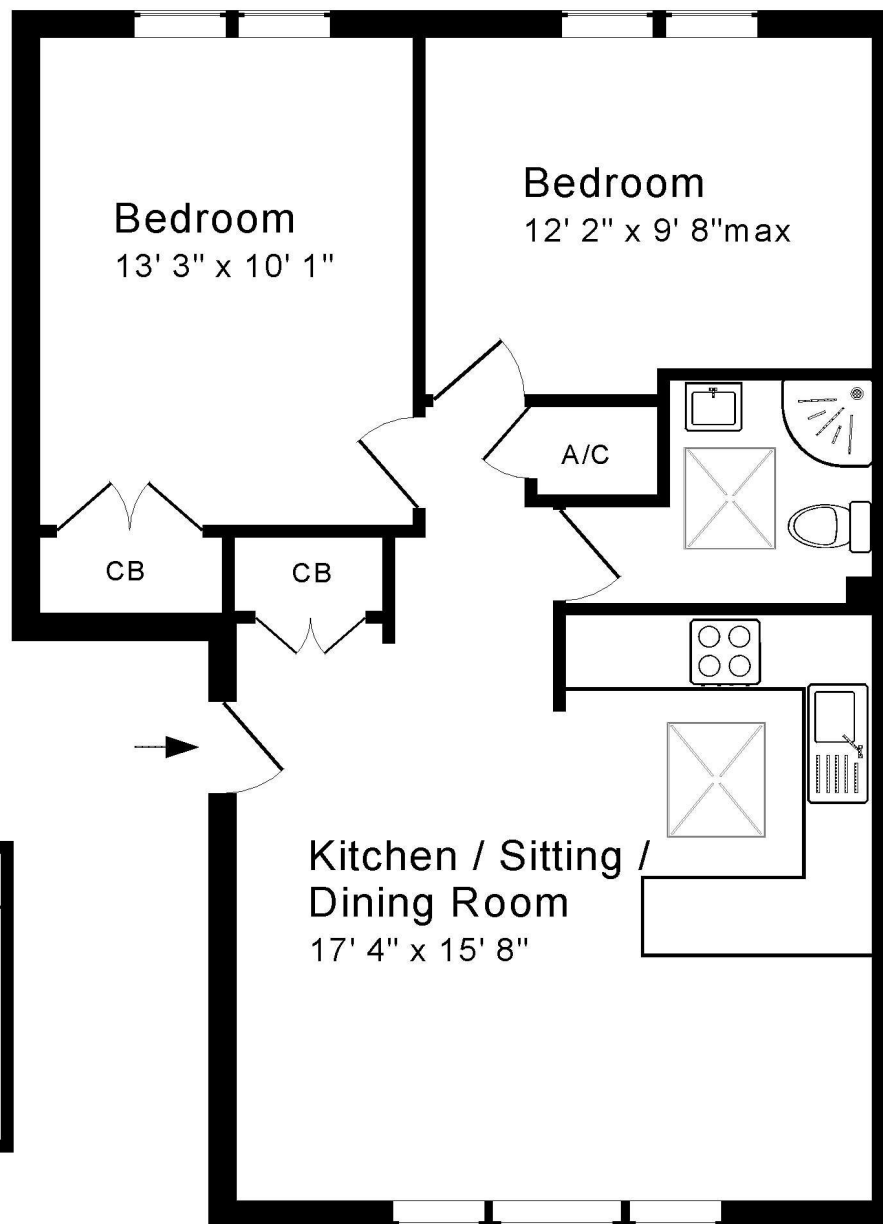
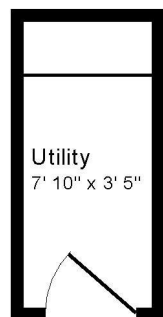
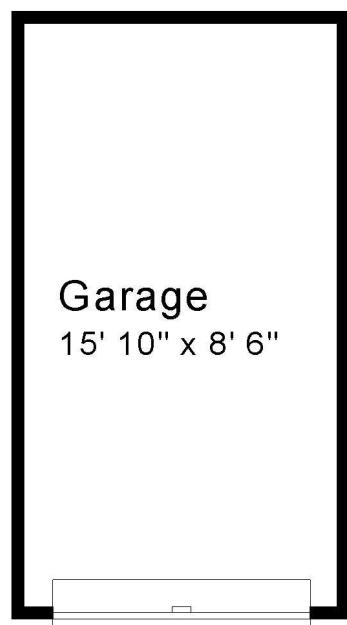
The apartment occupies a highly select and sought after location, peacefully situated behind Great Pulteney Street and adjacent to Bath Rugby's Recreation Ground. Countless shops and amenities in the centre of Bath are within a very short stroll, as are numerous recreational facilities and Bath Spa Railway Station. Wonderful walks through Henrietta Park, Sydney Gardens or along the Kennet and Avon Canal are also close at hand.







Tenure - share of Freehold with the residue of a 999 year lease.
Service charge:- £300.00 per quarter
Council Tax Band – “E” = 2,638.03



Approx. Gross Internal Floor Area 635 Sq. Ft. / 59 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0844
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	90

Reference:
 8125-1222-4108-5172-6996