

# whiteley helyar



635 ft<sup>2</sup>



2 double  
bedrooms



shower room



garage and  
permit parking

Guide Price                      £475,000

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.



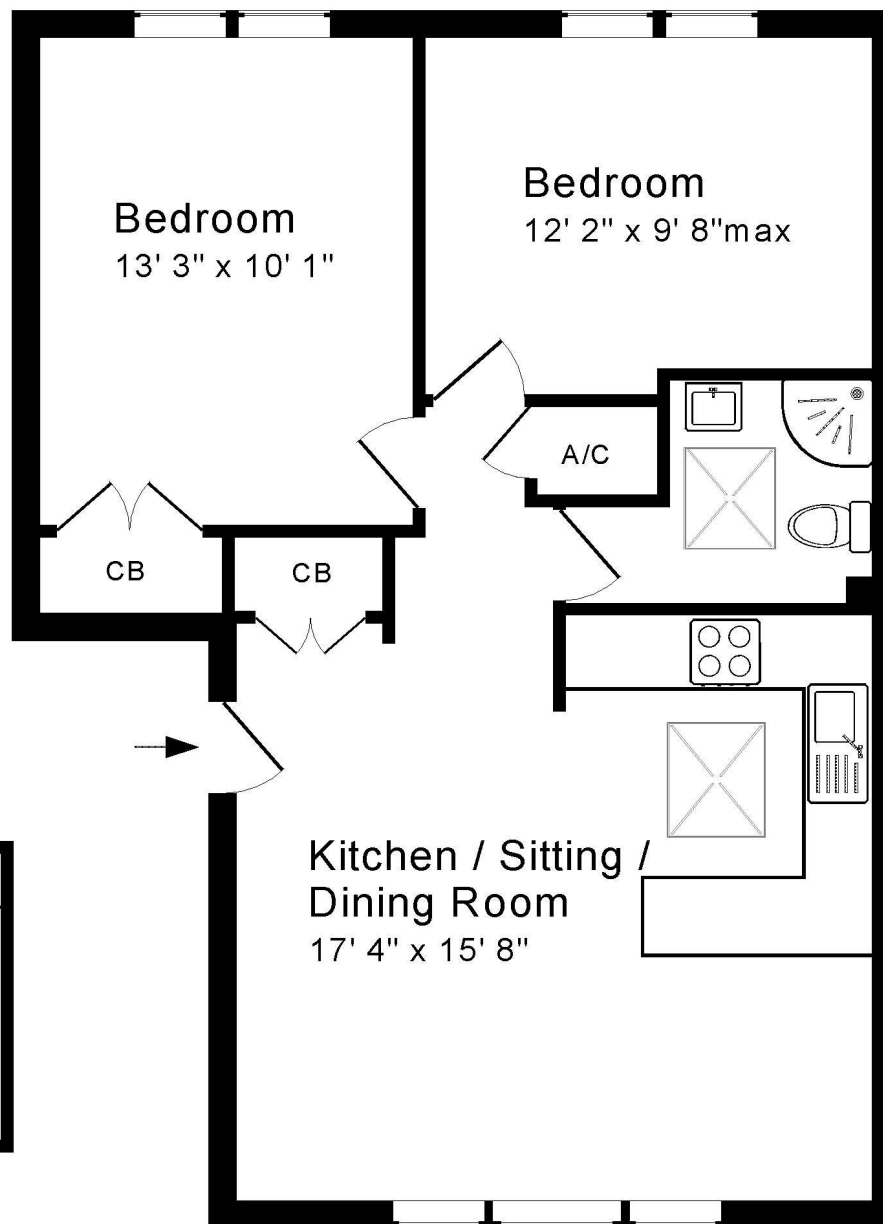
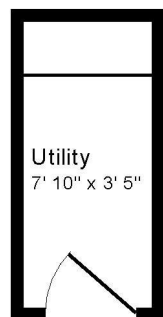
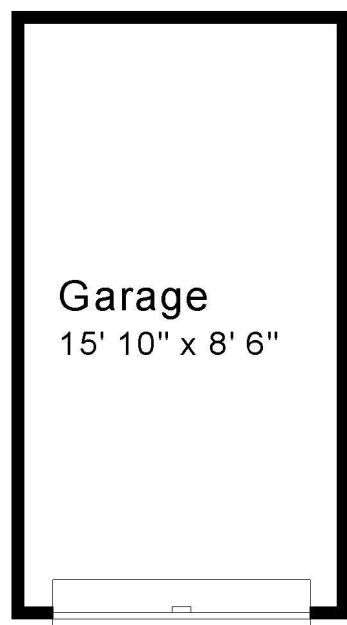








**Tenure** - share of Freehold with the residue of a 999 year lease.  
**Service charge:-** £300.00 per quarter  
**Council Tax Band** – “E” = 2,638.03



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  
 3 Nash House, Pulteney Mews, Bath, BA2 4DS.

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	80

Reference:  
 8125-1222-4108-5172-6996