

whiteley helyar



793 ft²



2 double
bedrooms



2 bathrooms



residents
permits
available

Guide Price £600,000

Flat 2, Beckford House, 66 Great Pulteney Street, Bath, BA2 4DL

A really beautifully presented ground floor apartment with a private front door directly on Great Pulteney Street, contained within an elegant Grade I Listed Georgian townhouse in this prime location. Just a few minutes level walk from Pulteney Bridge and the centre of Bath, the apartment enjoys a lovely southerly outlook and delightful period features (including sash windows, high ceilings, decorative cornicing and fireplaces).

ACCOMMODATION

private entrance hall
2 double bedrooms
bathroom
en-suite shower room
large loft storage space

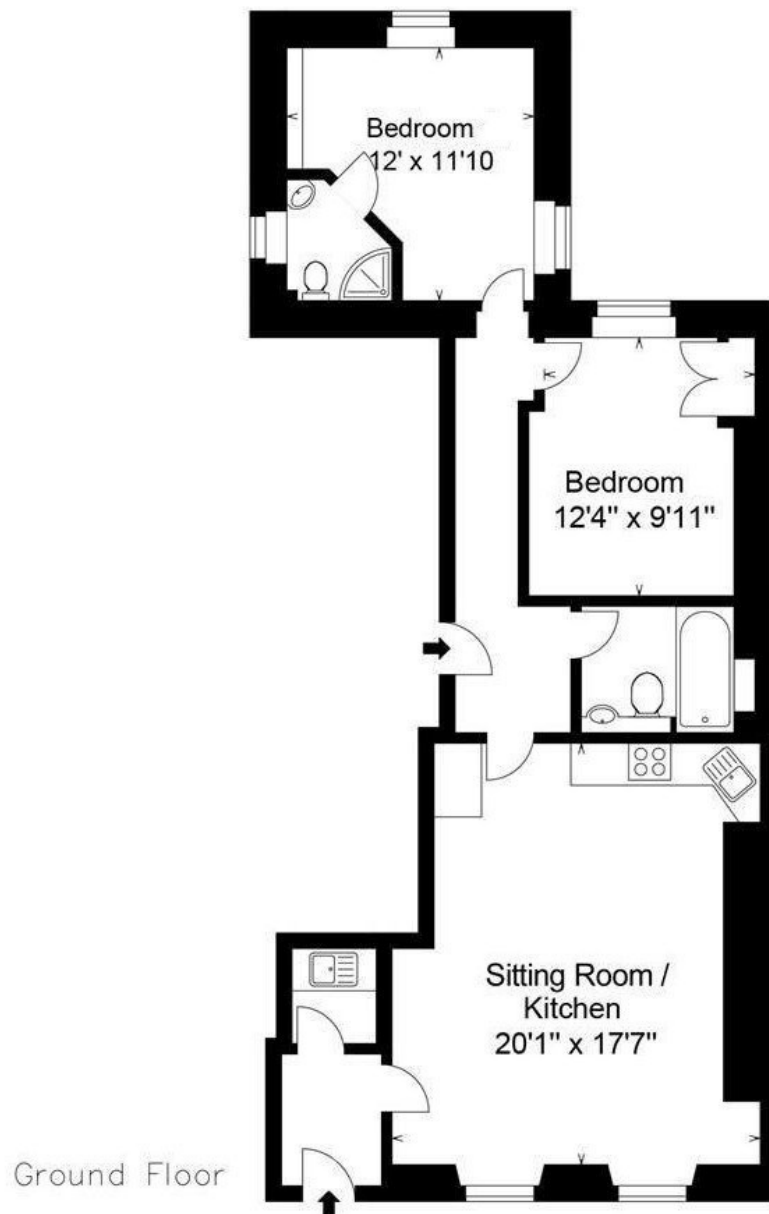
further communal entrance hall
20'1 x 17'7 sitting room/kitchen
utility room
gas fired heating
residents parking permits available

LOCATION

The apartment stands in one of the most sought after, select and convenient positions in the city. Situated just over Pulteney Bridge, it is only a very short level stroll from Waitrose, Bath Recreation Rugby Ground, Bath Spa Railway Station and the countless shops and amenities in this World Heritage City. Wonderful walks are available through nearby Henrietta Park and Sydney Gardens, as well as along the Kennet and Avon Canal towpath or banks of the River Avon.







Approx. Gross Internal Area
793 Sq Ft - 74.67 Sq M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	80
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Tenure: Share of Freehold
Service Charge 2024/25: £4,230.94
Council Tax Band: 'D' - £ 2,214.54