

# reside

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Great Pulteney Street

Rent: £1,050 pcm\*

Available: 14/05/2018



## Features

- A spacious first floor apartment.
- Bright living room.
- High ceilings and tall sash windows.
- Elegant feature fireplace.
- Good sized dining room.
- Contemporary kitchen.
- Large double bedroom.
- Separate dressing room.
- Modern shower room.
- Council Tax Band E.



## Essential details

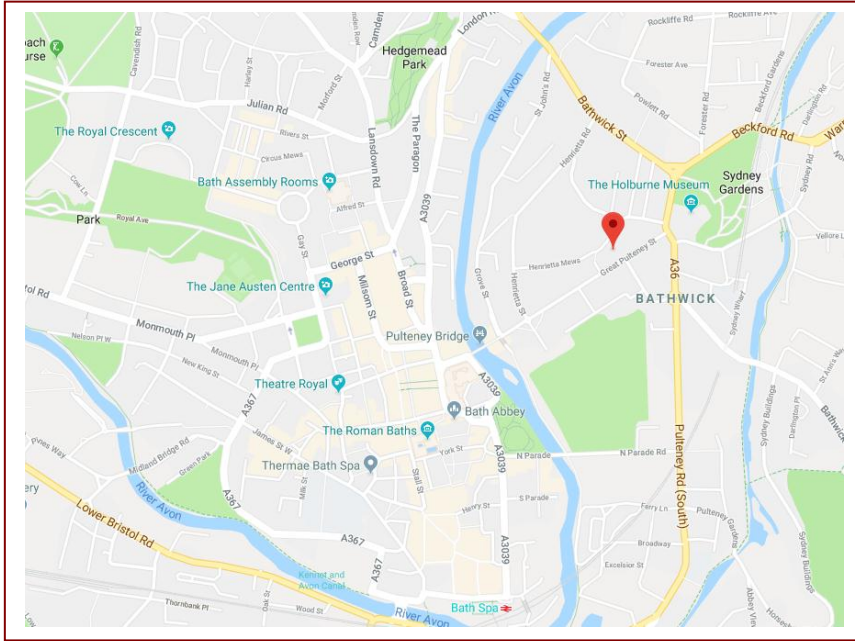
A bright and spacious one bedroom which occupies the first floor of an elegant Grade I Listed former Georgian townhouse and combines contemporary comforts with period features and charm including tall sash windows, high ceilings and handsome feature fireplaces.

A bright and generously sized living room is situated at the front of the apartment and has high ceilings, an elegant feature fireplace and tall, south-westerly facing sash windows which overlook Great Pulteney Street. A separate, good sized dining room lies adjacent to the living room, next to which is a fully fitted contemporary kitchen. To the rear of the apartment is a large double bedroom with ample fitted wardrobes and a separate dressing room. A fully fitted, modern shower room completes the apartment.

\*An Administration Fee of £420.00 inc. VAT applies.

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# Map



# EPC

**SAP**

**Energy Performance Certificate**

First Floor Flat, Great Pulteney Street, Bath, BA2

Dwelling type: Mid-floor flat  
Date of assessment: 28 April 2010  
Date of certificate: 28 April 2010  
Reference number: EPC-4427-0220-1135-14  
Type of assessment: RUSAP, existing dwelling  
Total floor area: 77 m<sup>2</sup>

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	73	69	70

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	216 kWh/m <sup>2</sup> per year	210 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.7 tonnes per year
Lighting	£20 per year	£42 per year
Heating	£403 per year	£412 per year
Hot water	£107 per year	£107 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.

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# Floor plans

**FIRST FLOOR**  
APPROX. 73.0 SQ. METRES (785.7 SQ. FEET)

**TOTAL AREA: APPROX. 73.0 SQ. METRES (785.7 SQ. FEET)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant.

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Plan produced using The Mobile Agent.

**FIRST FLOOR FLAT, GREAT PULTENEY STREET, BATH, BA2**

### Please note

To the best of our knowledge the above information on this Property Brochure is accurate at the time of production. We suggest getting an update from our office and staff before committing to a decision on the property. Reside Bath Ltd acts as agent for the property owner and does not accept direct responsibility for any inaccuracies. The property owner will only accept responsibility for errors in the Property Brochure if the applicant has made it clear that he is relying on this information in proceeding with the agreement and has raised the relevant enquires.