
WentWorth
Estate Agents



Ground Floor, 30 Great Pulteney Street, Bathwick, Bath, BA2 4BU

• Two Bedroom, Two Bathroom Grade I Listed Apartment • Spacious and Bright with Character and Charm • Retaining many Period Features • Level Walk into The City Centre • Offered for Sale with No Onward Chain

Price guide £525,000

Location
Situated in one of Bath's most iconic streets is this superb apartment. The property is a short level walk from the city centre across the famous Pulteney Bridge. Bath offers an abundance of fine dining choices and boutique shops, with The Theatre Royal and the Thermae Spa also both a leisurely stroll away. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins). The World Heritage City is famous for its golden architecture, parks and history.

Internal Description
Entering this handsome building you are greeted with an impressive communal hallway, with the front door to the apartment to your right. Once inside, you will find a warm and welcoming entrance hallway leading to the living room, which is situated to the front. This inviting room enjoys plenty of natural light by way of the two beautiful sash windows, both having charming window seats. Filled with period character, the living room is spacious and light and boasts a delightful feature fireplace. With plenty of room for a dining table, this is a superb space to relax or entertain. The galley style kitchen is conveniently located next to the living room and is fitted with stylish wall and base units, which are complemented by the worktops and flooring. This well-appointed kitchen also has a useful utility cupboard with space for a washing machine and tumble drier. Taking the steps down are you are met with a very generous bedroom which is flooded with natural light from the gorgeous sash windows, which overlook a very pretty neighbouring garden. A well-appointed en-suite comprises of a bath, with shower over, wash hand basin and w/c. The second bedroom is a light and airy double and offers plenty of storage space. This pretty room overlooks neighbouring gardens to the rear. A generous shower room with a traditional three piece suite and walk-in shower is situated next to the second bedroom.

External Description
This most handsome property is accessed by way of a classic Georgian front door which leads into the impressive communal entrance hallway. A most useful vault room is to be found via stairs down to the front of the property. This space has a secure external door which leads into a shared vault with separate storage for each apartment, ideal for sporting equipment, bicycles or indeed a wine cellar.

Additional Information
Tenure - Leasehold with Share of Freehold
Listed Status - Grade I
Approx. Lease Length - 982 years
Annual Service Charges - £3732.00

Council Tax Band - D
EPC - C

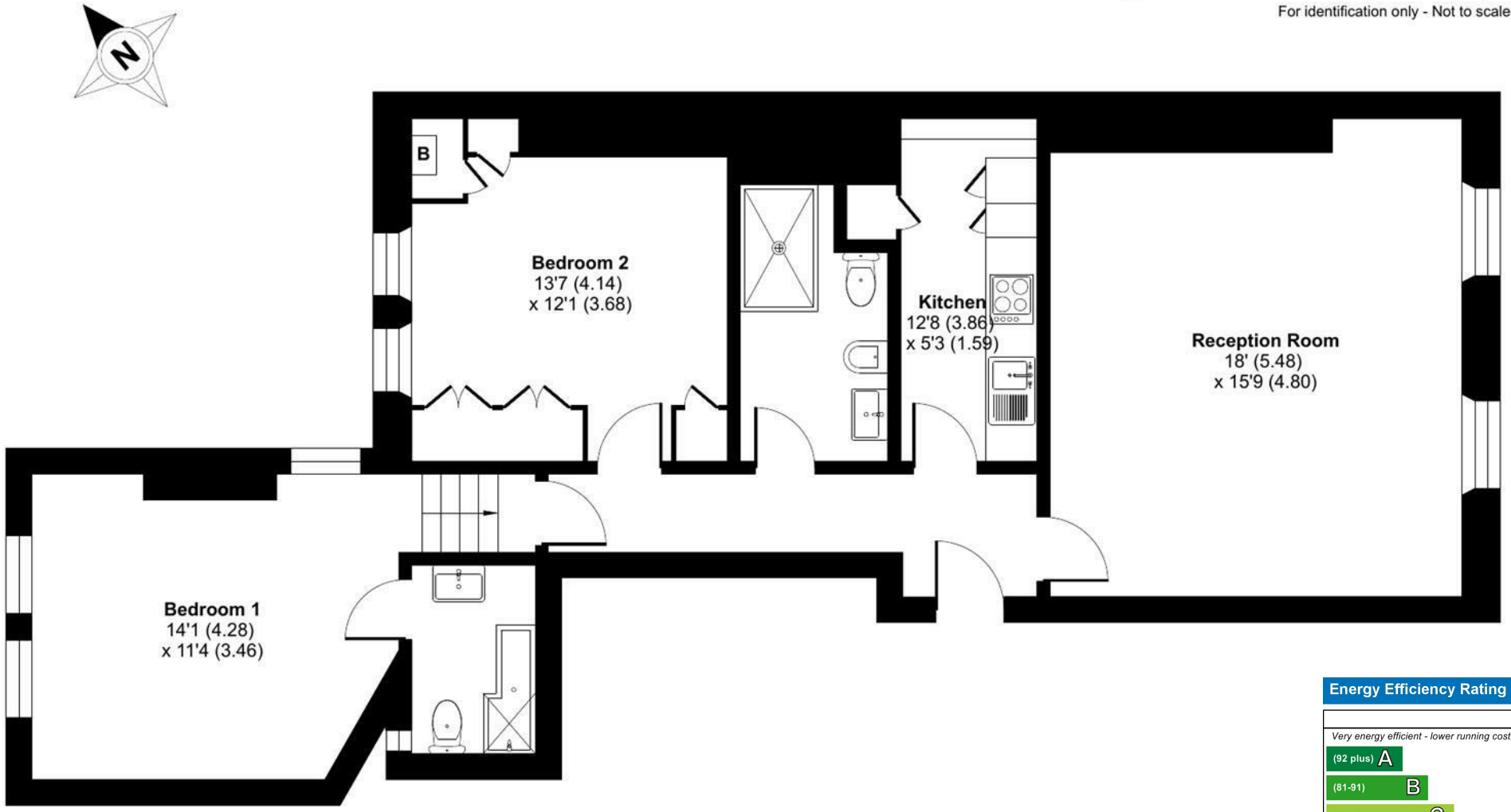
Agents Note
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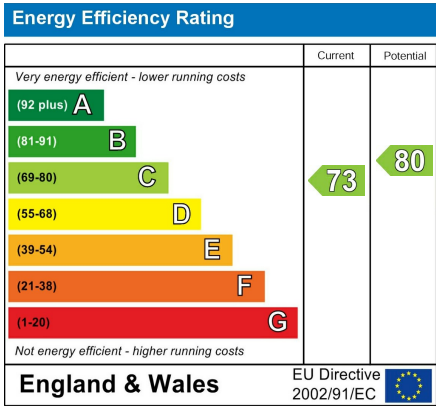
Great Pulteney Street, Bath, BA2

Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1487950

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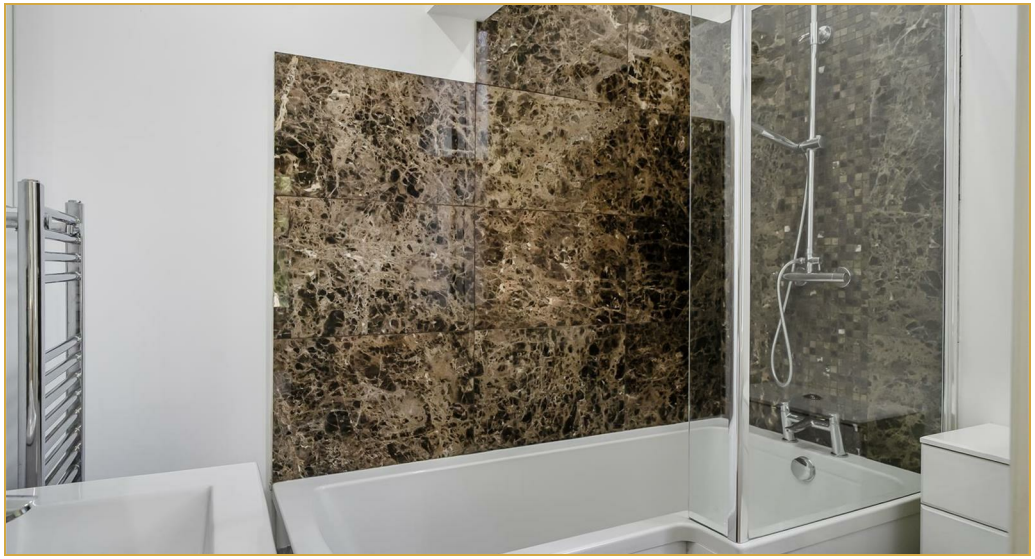












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