

# whiteley helyar



735ft<sup>2</sup>



2 bedrooms



bathroom



permit  
parking

Guide Price                      £450,000

7 Connaught Mansions, Great Pulteney Street, Bath, BA2 4BP

A well presented two bedroom apartment, with large south facing sash windows, in this impressive and sought after Grade I Listed building, offered with no onward chain. Just a few minutes level walk from the city centre, the apartment sits within this exclusive and highly convenient position on one of Bath's iconic Georgian streets.

### ACCOMMODATION

entrance hall  
two bedrooms  
sitting room  
stylish kitchen

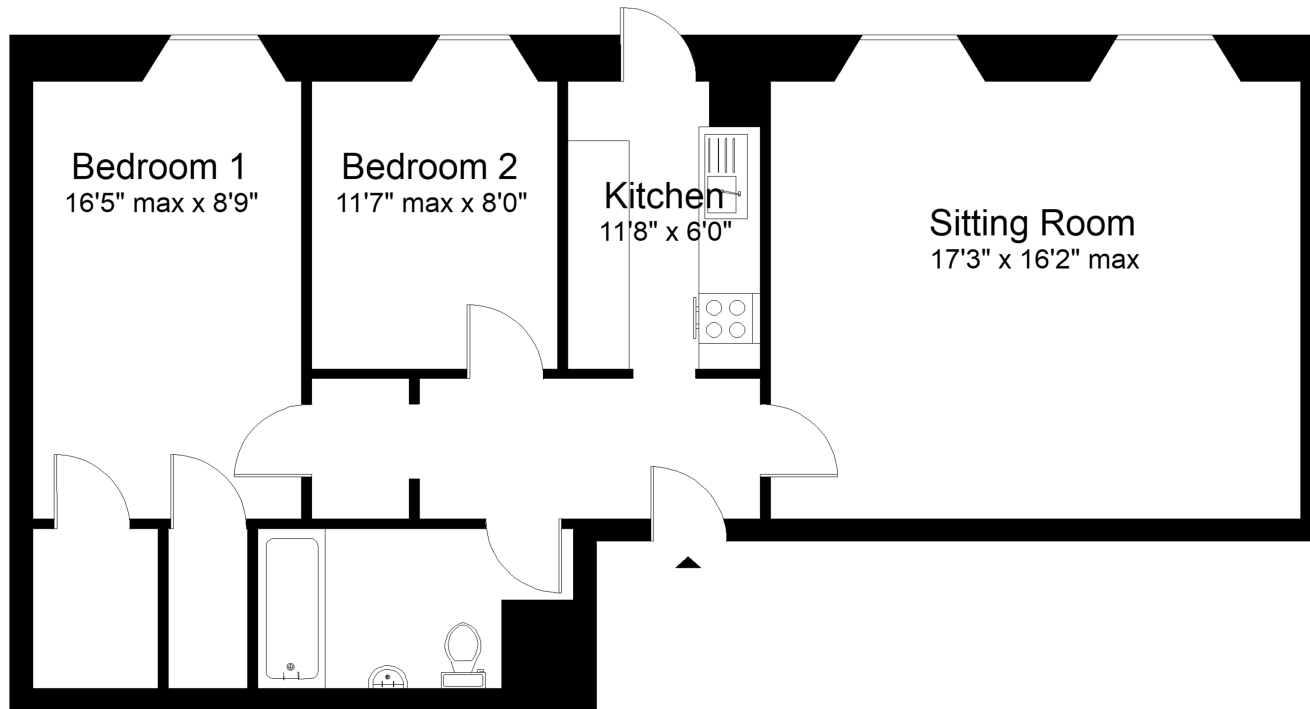
excellent storage  
remodelled bathroom  
communal reception room  
communal bicycle store

### LOCATION

The property occupies a prime position in one of the most prestigious streets in the city, within very easy level walking distance of the vast number of shops, restaurants and other amenities that the centre of Bath has to offer. Sydney Gardens and Henrietta Park are close by, as is the Recreation Rugby Ground and Bath Spa Railway Station, whilst delightful walks along the Kennet and Avon Canal are also near at hand







Lower Ground Floor

Approx. Gross Internal Floor Area 735 sq. ft. (68.28 sq. m)

For indicative purpose only. Not to scale.  
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**Council tax band: 'C' - £2,066.91 (2026/27)**  
**Tenure: Leasehold**  
**Lease length: 999 years from 1977**  
**Service charge: £1,085.03 paid six monthly**



Communal reception