



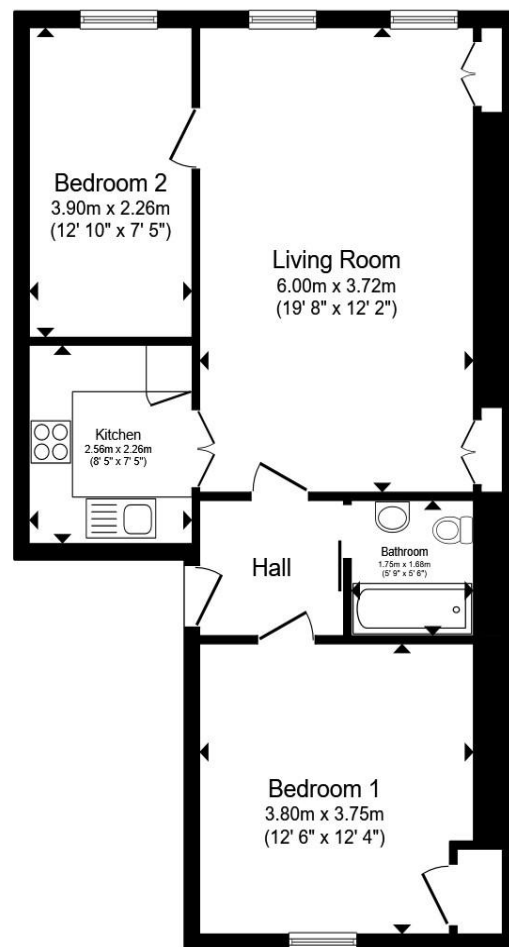
Great Pulteney Street, Bath, BA2 4DP

welcome to

4 Great Pulteney Street, Bath

A well-presented two-bedroom apartment, offering bright and comfortable accommodation with a modern bathroom. Ideally located within walking distance of Bath city centre.





Total floor area 64.9 m² (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated on one of Bath's most prestigious and iconic streets, this beautifully presented two-bedroom apartment offers stylish city living in an exceptional location. The property features two well-proportioned bedrooms, a contemporary bathroom, and bright, well-maintained accommodation throughout, making it an ideal home, investment, or lock-up-and-leave residence.

Great Pulteney Street is renowned for its elegant Georgian architecture and enjoys a prime position just a short stroll from Bath city centre. Residents can enjoy easy access to an array of independent shops, cafés, restaurants, and cultural attractions, as well as the nearby Henrietta Park and scenic walks along the River Avon.

Bath Spa railway station is within convenient reach and offers direct services to London Paddington, Bristol Temple Meads and Cardiff, while regular bus services operate throughout the city. The A4 and nearby M4 motorway provide excellent road connections for commuters and those travelling further afield.

Combining modern accommodation with a highly sought-after central location, this attractive apartment presents a wonderful opportunity to enjoy the very best of Bath living.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Great Pulteney Street, Bath

- Two-bedroom apartment.
- Modern bathroom.
- Prestigious Great Pulteney Street location.
- Bright and well-presented accommodation.
- Walking distance to Bath central.

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110960



Property Ref:
BAT110960 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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