

Flat 9 Fitzroy House, 59 Great Pulteney Street, Bath, BA2 4DW

Guide Price **£500,000**

DANIEL JONES
PROPERTIES

Bedrooms: 2
Bathrooms: 1
Receptions: 1

This elegant and notably light second-floor apartment forms part of an exclusive 2018 conversion of five magnificent townhouses, offering a competitively-priced opportunity to reside in a prime city-centre position within one of Bath's most sought-after addresses.

Encapsulated within an imposing Grade I Listed Georgian building and offered for sale with no onward chain, this well-equipped property benefits from convenient lift access and plenty of modern conveniences, including an air purification system. A grand and beautifully decorated communal entrance hall welcomes you into the building. Featuring stone flooring, a inviting seating area, designated post boxes, and all of the expected modern security and fire precautions expected of a top-quality development, this residents reception space leads to a fully carpeted staircase and also provides access to the lift. Externally, well-maintained communal gardens at the rear offer a generous patio space and an area of lawn, in addition to well-stocked flower beds and neatly shaped shrubs, creating a pleasant outdoor environment in which to relax.

The apartment itself features a generous open-plan kitchen/dining/living arrangement at the rear, designed for modern living and complete with a range of fitted appliances including a large fridge & freezer, dishwasher, electric induction hob, oven, fitted microwave, extractor hood and a plentiful array of drawers and cupboard storage. Featuring engineered oak flooring, contemporary spotlighting, and useful shelving in the alcove, occupants can expect to enjoy a leafy and far-reaching Southerly view out of the large window that so often illuminates this social space. There is a useful separate utility cupboard which houses the modern 'Evinox' heat-exchanger and separate air purification unit, along with the space, power, and plumbing for a washing machine/drier.









Two double bedrooms showcase a lovely view across the towards Henrietta Park. Combined with tall ceilings, the larger of the two bedrooms provide ample storage within the bespoke double fitted wardrobes. These comfortable retreats are served by a lavish shower room which is finished with full travertine tiling, concealed plumbing, and floating fixtures, offering a large walk-in shower enclosure further to a sink with a storage drawer, W.C, and a heated towel rail - A large fitted mirror finishes the ensemble.

One of Bath's most distinguished addresses, Great Pulteney Street is a magnificent Georgian street celebrated for its honey-coloured stone façades, elegant proportions and timeless architectural grandeur. Stretching from Laura Place towards the Holburne Museum, it enjoys a superb city-centre location, within walking distance of Bath's historic landmarks, independent boutiques, acclaimed restaurants and stylish cafés. Iconic Pulteney Bridge, Bath Abbey and the historic city centre are close by, while the leafy Sydney Gardens offer cultural attractions and green open spaces. Bath Spa railway station provides a wealth of convenient links, including a high-speed service to London, with excellent bus links and an extensive choice of shopping, dining and leisure amenities readily accessible on foot,

Tenure: Leasehold Apartment with a remainder of approximately 999 From 2018
Management Company: Bath Leasehold
Management Charge: Approximately £1964 Per Year (Paid every six months)
Ground Rent: Approximately £500 Per Year
Council Tax Band: E
Current EPC Rating: C (69) // Potential: C (69)
Mains gas central heating. Mains water. Mains electricity. Mains drainage. Single glazing.
On-Street permit parking

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.

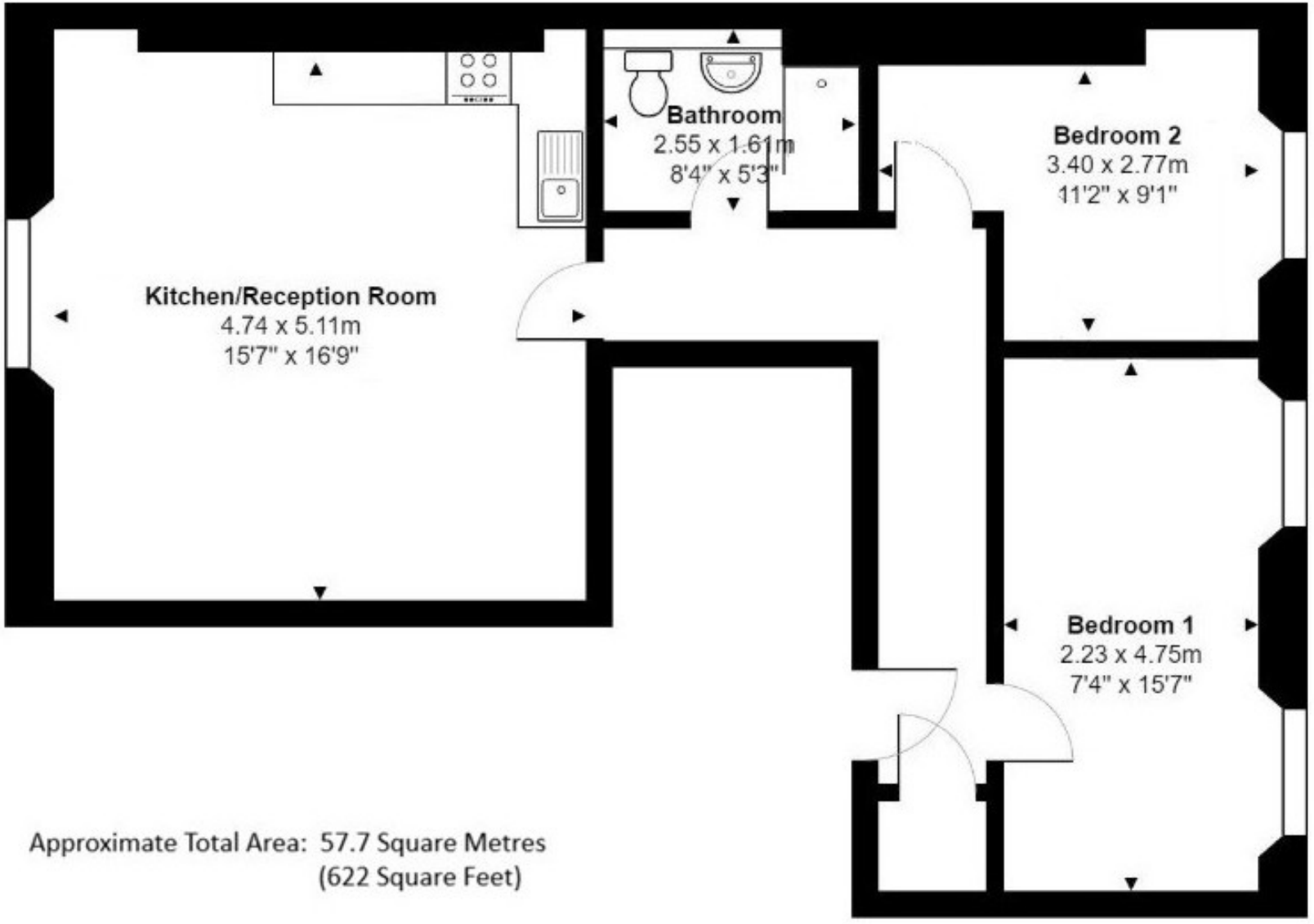








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Approximate Total Area: 57.7 Square Metres
(622 Square Feet)

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