

whiteley helyar



613 ft²



double bedroom



bathroom



*secure gated
parking space*

Guide Price £325,000

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

A spacious and elegant apartment on the first floor of this impressive Grade I Listed building on Great Pulteney Street, this highly sought after and most convenient position just a few minutes level walk from the city centre. This charming apartment offers a number of delightful features such as high ceilings and sash windows and benefits from lift access, secure gated parking and beautifully kept communal reception hall. Chain free.

ACCOMMODATION

large living room with feature fireplace
bespoke kitchen breakfast room
double bedroom with built in wardrobes

communal reception room
private parking space behind an electric gate
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.

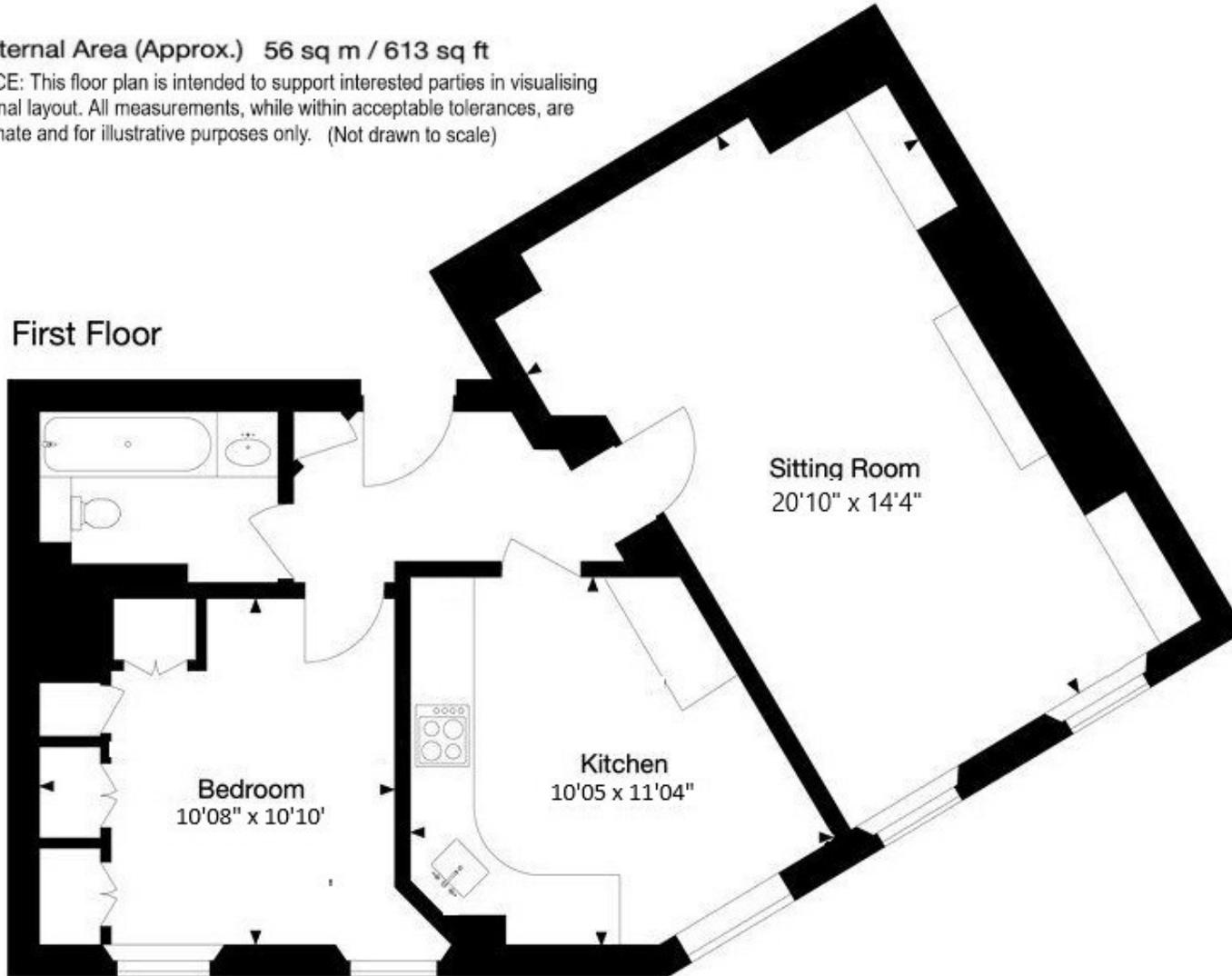




Gross Internal Area (Approx.) 56 sq m / 613 sq ft

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. (Not drawn to scale)

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(65-68)	D	57	68
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold
Lease Length: 999 from the 1st of January 1979
Ground rent: 20 PA
Service charge: £1,045.41 six monthly
Council tax band: 'D' = £2,214.54 25/26