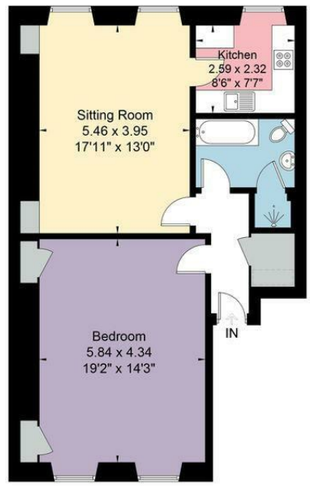
FLOOR PLAN:

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft

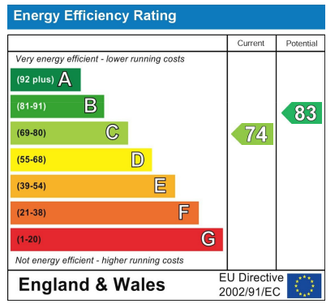


Second Floor

Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale
Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



75, Great Pulteney Street, Bath, BA2 4DL

1 Bedroom Apartment

Guide price £375,000

- Grade I Listed Georgian Apartment
- Spacious Well Balanced Accommodation In Need Of Updating
- On Street Permit Parking
- No Onward Chain
- Situated In A Highly Desirable Location
- Leasehold, Council Tax Band D, EPC Rating C

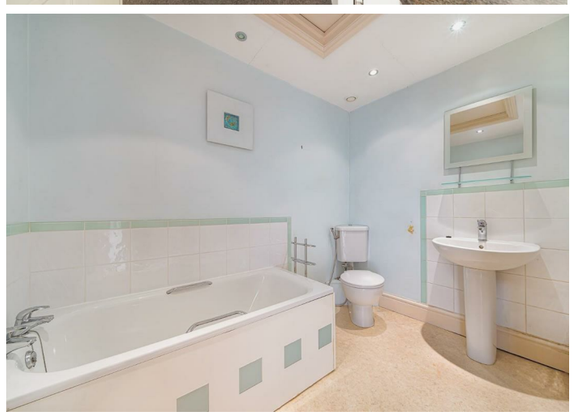
DETAILS

A stunning Grade I Listed Georgian apartment situated on the iconic Great Pulteney Street. The property is positioned on the second floor with spacious accommodation and offered to the market with No Onward Chain.











DESCRIPTION
Situated in an extremely sought-after location, this attractive second-floor Grade I Listed apartment is offered to the market with no onward chain. The property enjoys a particularly appealing outlook, with delightful views across the recreation ground and beyond. The apartment is located within an impressive Georgian building, with a communal entrance hall and staircase leading to the second floor. Internally, the property offers well-proportioned, light-filled accommodation, combining spacious living areas with attractive period character. To the rear, a generous sitting and dining room provides an excellent space for both relaxing and entertaining, with ample room for separate seating and dining areas. This is complemented by a separate, well-appointed kitchen, fitted with a range of wall and base units, together with an integrated electric oven and hob.

The apartment further benefits from a spacious double bedroom, featuring two useful built-in storage cupboards and an attractive feature fireplace, adding a wonderful sense of character and charm. The room also enjoys views across Great Pulteney Street to the front. Completing the accommodation is a generously sized four-piece bathroom suite, comprising a bath, separate walk-in shower, wash hand basin and WC.

LOCATION
Great Pulteney Street is one of Bath's most distinguished and architecturally impressive Georgian streets, renowned for its elegant honey-coloured stone townhouses and beautiful period architecture. Ideally positioned on the eastern side of the city centre, the street offers an enviable balance of historic charm and convenient city living. Just moments from the picturesque Kennet & Avon Canal, the open green spaces of Henrietta Park and the vibrant shops, restaurants and cafés of Bath's city centre, the location is perfectly placed to enjoy all that this celebrated World Heritage city has to offer. The city's excellent cultural attractions, including the Holburne Museum and Theatre Royal, are also within easy reach, while Bath Spa railway station provides convenient connections to Bristol, London and beyond. A truly prestigious address, Great Pulteney Street combines architectural grandeur with an exceptional lifestyle in the heart of Bath.

TENURE
Tenure: Leasehold
Lease Years Remaining: 955
Management Company: 75 Great Pulteney Street Management Company
Service Charge: £1,877
Ground Rent: £25
Council Tax Band: D
Local Authority: Bath and North East Somerset

