



25 GREAT PULTENEY STREET
Bath

Carter Jonas

GROUND FLOOR FLAT, 25 GREAT PULTENEY STREET, BATH, SOMERSET, BA2 4BU

A SUBSTANTIAL AND RARE TO THE MARKET THREE-BEDROOM GARDEN APARTMENT WITH PARKING AND GARAGE SITUATED ON BATH'S GRANDEST STREET, GREAT PULTENEY STREET. THE PROPERTY IS IN NEED OF RENOVATION AND IS BEING SOLD WITH NO ONWARD CHAIN.

Entrance hall • Living/dining room • Kitchen • Bathroom
• Three bedrooms • Undercroft • Walled garden • Gated
driveway parking • Garage

DESCRIPTION

Rare to the market and in need of renovation is this ground and lower ground floor garden apartment within a Grade I listed Georgian townhouse. Situated on the much sought after Great Pulteney Street, leading from Sydney Gardens and the Holburne Museum to the city centre.

To the front of the property are two bedrooms and the entrance hall. There is a redundant closed off door to the communal entrance hall from the living/dining room that one could look at re-opening subject to consents. An ornate archway also now covered up by built-in wardrobes separates the main bedroom from the living/dining room as well as an old doorway, possibly Victorian in age that sits next to it, which also would have taken you through from the bedroom to the living room. The kitchen looks out to the garden and is of a good size. A WC sits in the hallway on the way to the bathroom and the lower ground floor bedroom. A room that could be a study or a bedroom sits to the lower ground floor and then accesses the back door to the garden from the adjacent corridor.

The garden is large and sits behind your parking space and your garage. The garage has a roller door to the front and a side access door from the garden.







SITUATION

Great Pulteney Street was built in 1789 and is one of the best addresses in Bath. It is crowned at both ends, to the East by the Holburne Art Museum and to the West by the Robert Adam designed Pulteney Bridge and the picturesque fountain of Laura Place. This street is a historic place to live, having been home to William Wilberforce, among others.

A short, level walk from the building leads to the eclectic collection of shops and restaurants that the city has to offer, as well as a nearby Waitrose supermarket. Behind Great Pulteney Street is Bath Recreation Ground, home to Bath Rugby, whilst the picturesque canal path leading to Bradford on Avon is 300m away, just behind the Holburne Museum.

Bath is a UK world heritage city famous for its Roman origins and Georgian architecture and its cosmopolitan lifestyle with good communications. It is served by a mainline railway service providing easy access to London and Bristol. The M4 motorway is accessed at junction 18 approximately 10 miles to the north.



ADDITIONAL INFORMATION

Tenure: Leasehold, share of freehold (999 years from 25 March 1987)

Planning: The building is Listed Grade I

Service Charge: £3,914.89 per annum

Ground Rent: £20 per annum

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band D

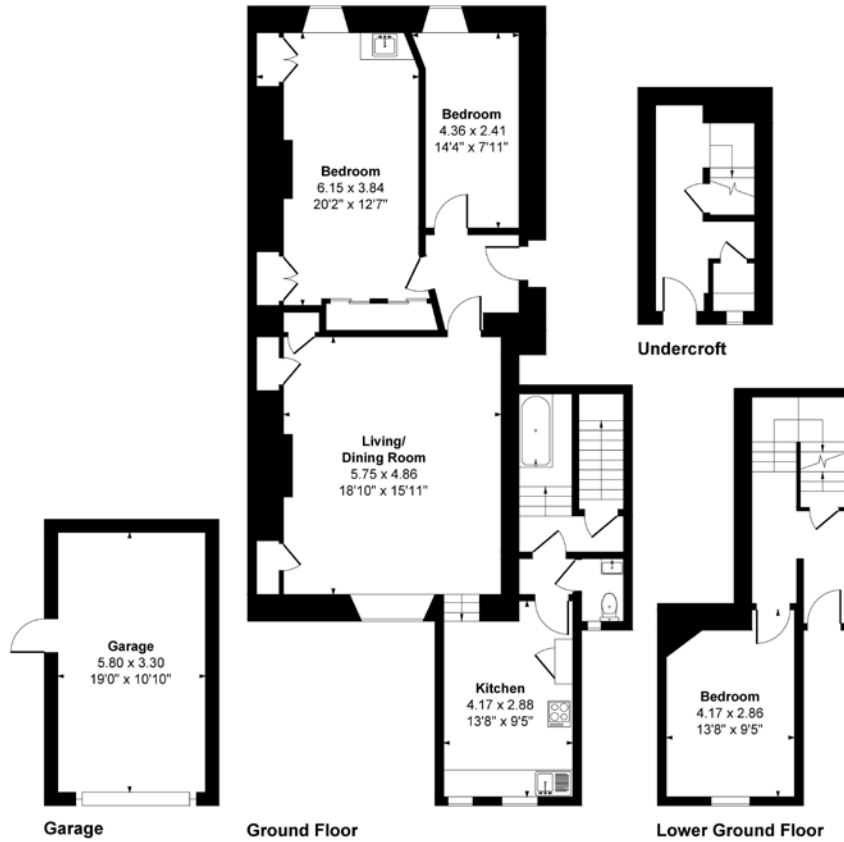
EPC: Band F

Viewing: Strictly by appointment with Carter Jonas



Ground Floor, 25 Great Pulteney Street, Bath, BA2 4BU

Approximate Gross Internal Area
 Main House = 123 sq m (1325 sq ft)
 Garage = 19 sq m (206 sq ft)
 Total = 142 sq m (1531 sq ft)



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.



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