



**42 GREAT PULTENEY STREET**  
Bath

Carter Jonas

## APARTMENT 14, 42 GREAT PULTENEY STREET, BATH, SOMERSET, BA2 4DR

- Bath City Centre 0.3 miles
- Sydney Gardens 0.2 miles
- Kennet and Avon Canal Path 0.3 miles
- Bath Spa Station 0.5 miles (London Paddington from 82 minutes and Bristol Temple Meads from 12 minutes)

Communal hall • Reception hall • Drawing room • Kitchen/breakfast room • Two bedrooms • Bath/shower room

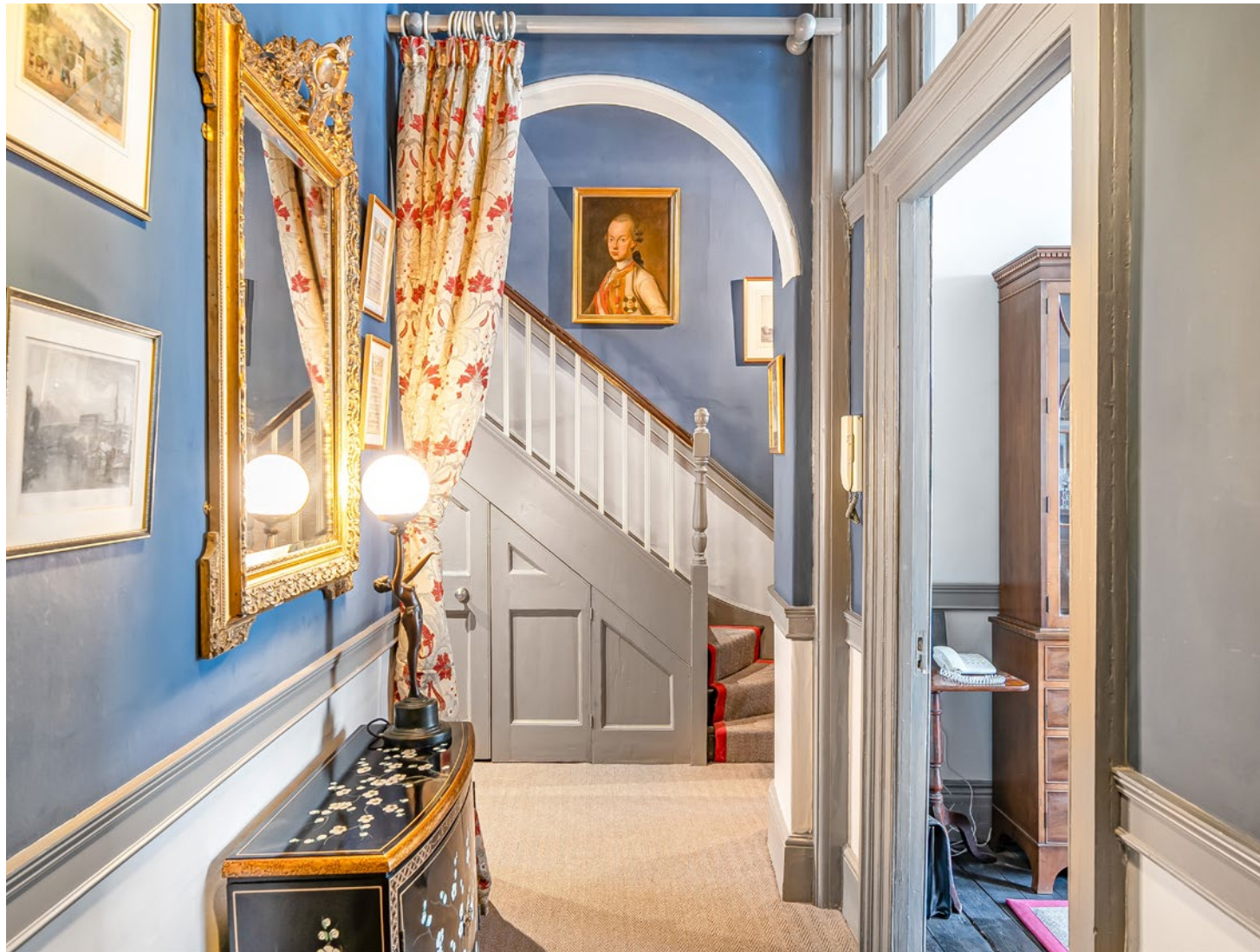
### DESCRIPTION

This is a very beautiful two bedroom apartment situated on the ground floor within a Grade I listed Georgian townhouse on the much sought after Great Pulteney Street, leading from Sydney Gardens and the Holburne Museum to the city centre. The owner has recently managed a full programme of works to the property to include rewiring, replumbing, a new boiler, as well as a new kitchen, bathroom and complete redecoration.

The communal entrance has recently been refurbished and re-carpeted and offers a clean and light corridor to the apartment. There is a long entrance hall, to the right of which is the fine drawing room with two large sash windows overlooking the beautiful Great Pulteney Street. The room is filled with period features including high ceilings, cornicing and a period fireplace.

The kitchen is situated at the rear of property, recently refurbished with Bosch appliances, granite worktops and ample storage including a floor to ceiling pantry. It overlooks the gardens of the neighbouring properties behind. The newly fitted bathroom is at the front of the building. The main bedroom is a large, light room with high ceilings and another period fireplace, again having views over the gardens to the rear.

**A CHARMING TWO BEDROOM GROUND FLOOR APARTMENT WITHIN THIS HISTORIC GRADE I LISTED PROPERTY IN AN EXCELLENT CENTRAL LOCATION.**







The second bedroom is situated on the upper floor, accessed via an internal staircase off the hall, giving the apartment the feel of a typical house layout. There is plenty of storage throughout the apartment and a wealth of period features. The apartment benefits from residents parking.

### 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 29 September 1986).

**Planning:** The building is Listed Grade I.

**Services:** All mains services are connected.

**Management Company:** Hillcrest Estates.

**Management Charge:** £180 per calendar month.

**Ground Rent:** £25 per annum.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band E

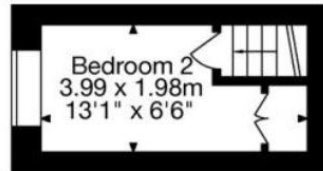
**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas.

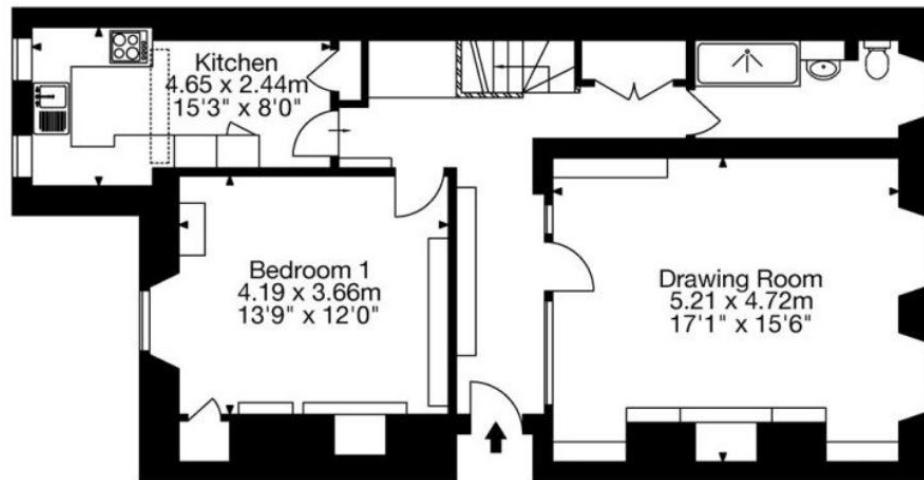


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Approx. Gross Internal Area  
957 Sq Ft - 88.9 Sq M



First Floor



Ground Floor

Capture Property Marketing 2019. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Capture.



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