

whiteley helyar



520 ft²



1 bedroom



bathroom



resident's
permit
parking

Guide Price £300,000

Flat 5, 28 Great Pulteney Street, Bath, BA2 4BU

A wonderful split-level apartment, located right in the heart of the city centre, offered with no onward chain. The reception room has the expected high ceilings, with two impressive windows making the most of those views over the park, and an arch opening to the fitted kitchen. Stairs, within the flat, lead down to the lovely and light double bedroom, whilst the bathroom is accessed from the useful central entrance hall.

ACCOMMODATION

Entrance hall with storage cupboard
Sitting/dining room with views over Henrietta Park
Open plan kitchen with integrated appliances

Bedroom with dual aspect
Bathroom

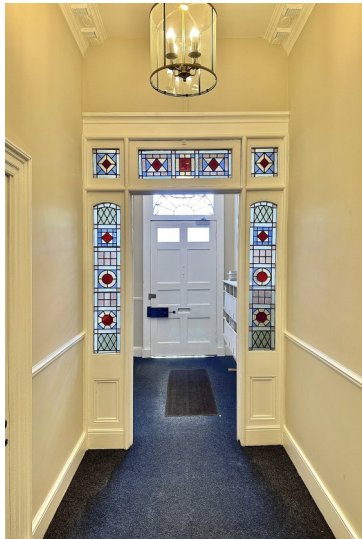
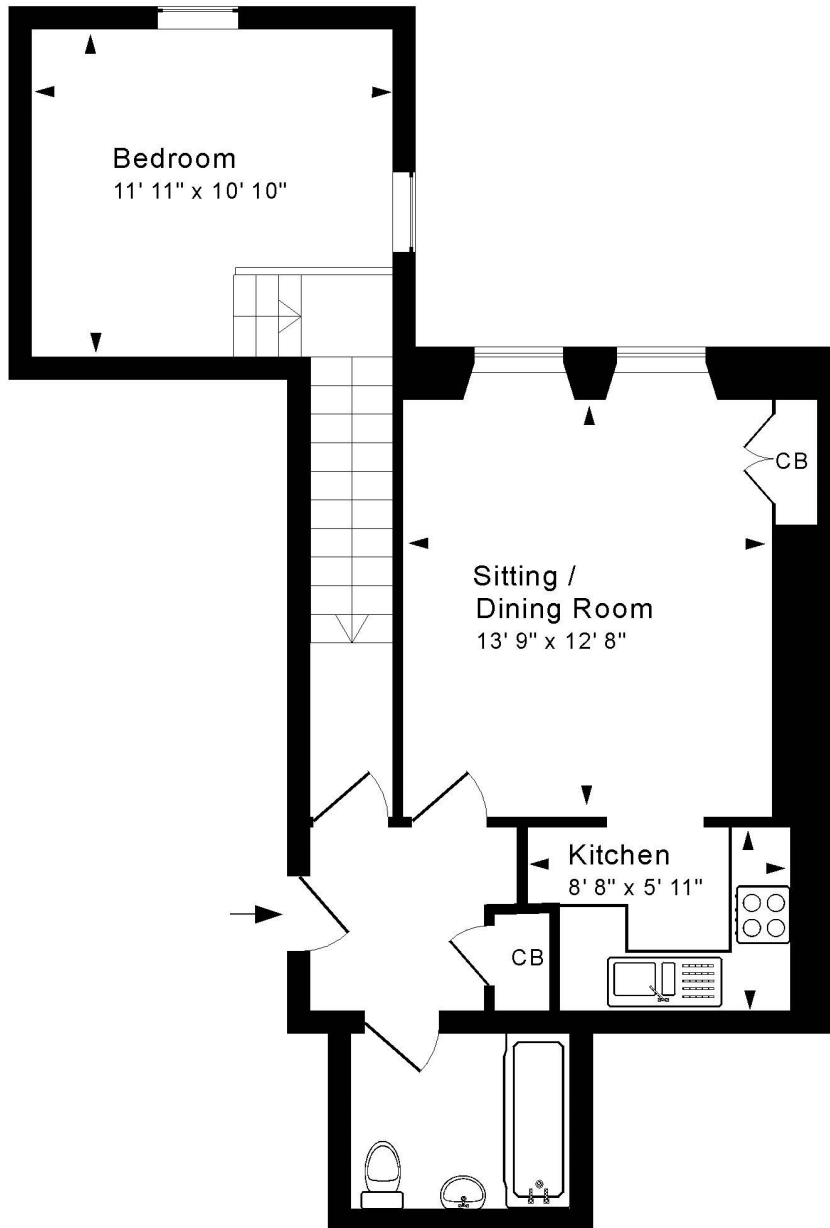
LOCATION

Wonderfully positioned towards the end of Great Pulteney Street, adjacent to the Holburne Museum and the refurbished Sydney Gardens - with its children's playground, tennis courts and canal access - the apartment is most conveniently located in this highly sought after, iconic central position. The extensive range of shops, restaurants and amenities in the very heart of the city are within a short level stroll, as are Bath Spa Railway Station and Bath Recreation Rugby Ground. Delightful walks through Henrietta Park and along the Kennet and Avon are also very close at hand.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second Floor

Approx. Gross Internal Floor Area 520 Sq. Ft. / 48 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0789
 Flat 5, 28 Great Pulteney Street, Bath, BA2 4BU.

Tenure: Share of Freehold
Lease length: 999 years from 24 June 1978
Management charge: £1,839.97 PA
Council Tax Band: 'C' - £1,872.94

