

# whiteley helyar



820ft<sup>2</sup>



*double bedroom*



*bathroom*



*residents  
parking permits  
available*

Guide Price

£425,000

First Floor Apartment, 38 Great Pulteney Street, Bath, BA2 4BZ

A spacious and elegant first floor apartment in this stunning terrace of Grade I Listed Georgian Town Houses in the heart of the city. Being on the prime first floor, the apartment benefits from the particularly spacious room sizes and proportions, with period fireplaces and large sash windows creating bright and airy accommodation. Unusually, the flat also benefits from a useful additional room on the half-landing.

## ACCOMMODATION

double bedroom  
fabulous living room  
utility room/potential study  
residents parking permits available (zone 1)

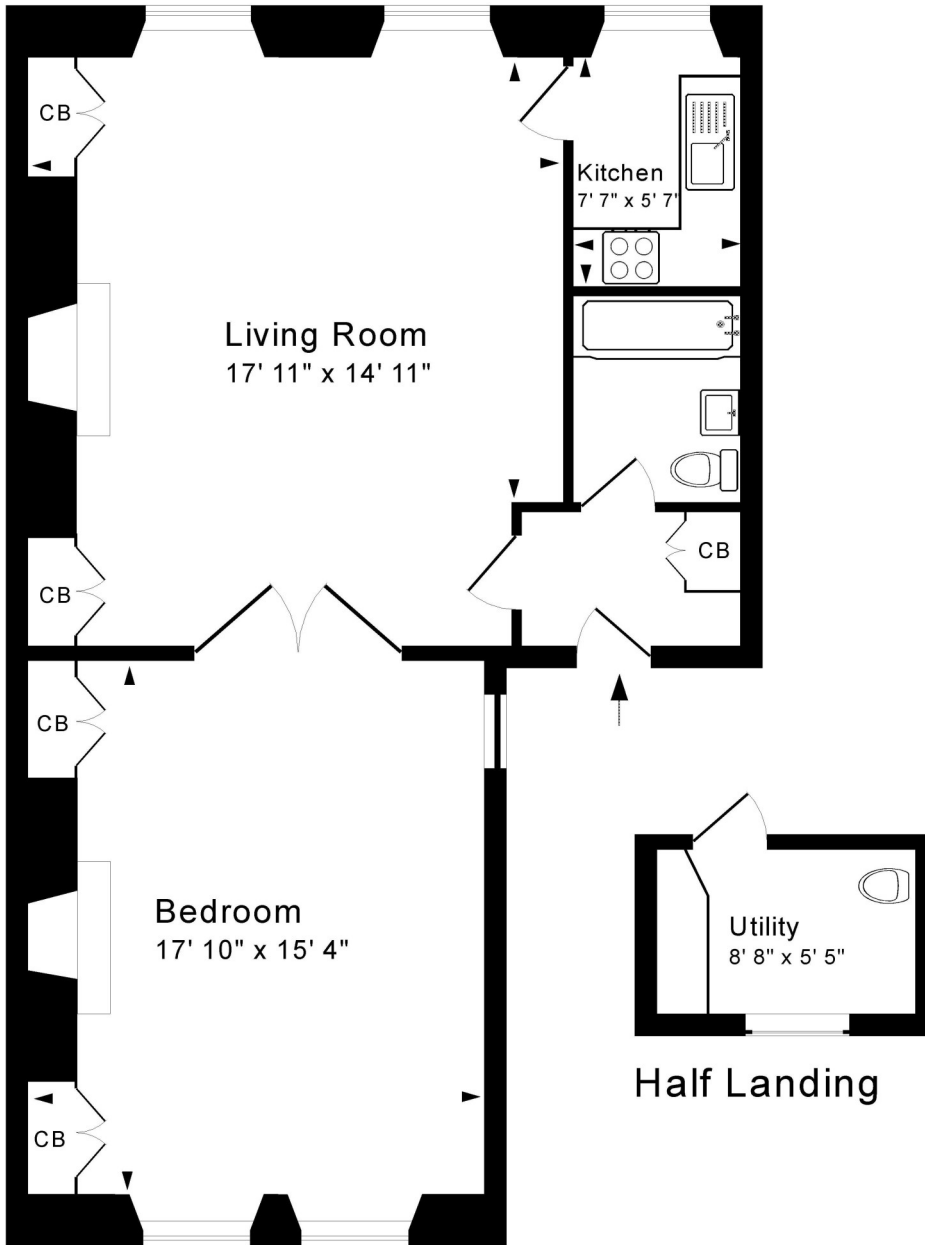
bathroom  
kitchen  
gas fired heating

## 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, 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.







**First Floor**

Approx. Gross Internal Floor Area 820 Sq. Ft. / 76 Sq. M

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Drawing Number: 172-0555

FFF 38 Great Pulteney Street, Bath, BA2 4BZ.



**Tenure:** Share of freehold  
**Service charge:** £80pcm  
**Council tax band:** 'E' £2,575.27



Energy Efficiency Rating		Current	Potential
<small>Energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			