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01225 303 870

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www.theapartmentcompany.co.uk



## THE APARTMENT COMPANY®



### *Great Pulteney Street* Perfectly situated second floor apartment

Featuring the grand Georgian architecture for which Bath is renowned, this one bedroom, second floor apartment is in a prime situation opposite the Holburne Museum, also known as number 41 Great Pulteney Street and the ever-popular Sydney gardens. You enter the property through an impressive communal entrance with cantilevered staircase leading to, internal hallway/study area, sitting room with period features, kitchen which offers stunning views, large bedroom with built in storage and en suite bathroom. With its wealth of history, this property combines the bustle of Bath with the calm of the outskirts. Viewing is highly recommended.

£290,000 to £310,000

# Prestigious location

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Grade I listed | Georgian | Prestigious central Location | Second Floor | Large double bedroom | Well maintained communal area | Dual aspect windows | All sash windows have been correctly weighted and have new sash cords | Approx 689 Sq ft

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## COMMUNAL AREA

Post-box. Vaults housing meters and storage for recycling.

## HALLWAY/STUDY

Internal window allowing light from side elevation. Large cupboard with shelving. Shoe cupboard housing fuse box. Electric storage heater. Heater control. Telephone point.

## KITCHEN

**17' 10" x 4' 11" (5.44m x 1.5m) Extending in recess to 6'6" (1.98m)**

Fully fitted white galley kitchen comprising: range of base cupboards with worktops over, stainless steel sink with drainer and mixer tap over, space for fridge/freezer and washer/dryer, freestanding oven with four ring ceramic hob. Large double door pantry with shelving. Fold out breakfast bar. Cupboard with shelving. Sash window to front elevation. Electric storage heater. Tiled to splash prone areas.

## SITTING ROOM

**17' 10" x 10' 4" (5.44m x 3.15m)**

Sash window to front elevation with window seat and storage below. Feature fireplace. Storage cupboard with shelving. Feature fireplace. Electric storage heater. TV point.

## BEDROOM

**16' 11" x 11' 6" (5.18m x 3.51m)**

Sash window to side elevation with internal secondary glazing. Feature fireplace. Window seat with storage below. Two recessed storage cupboards either side of chimney breast. Built in corner shelving unit. Electric storage heater.

## BATHROOM

White suite comprising: low level WC, wash hand basin with storage cupboard below and panelled bath. Redring electric water heater. Sash window to side elevation. Electric fan heater. Night storage heater.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Length of lease: 194 years from 2019  
 Management Company: CURO  
 Service Charge: £185.07 per month  
 Ground Rent: Included in service charge  
 Council Tax Band: C  
 Parking: Permit Parking

#### VIEWING ARRANGEMENTS

Strictly via the owners sole agents:

The Apartment Company  
 1 Queen Square  
 Bath  
 BA1 2HA



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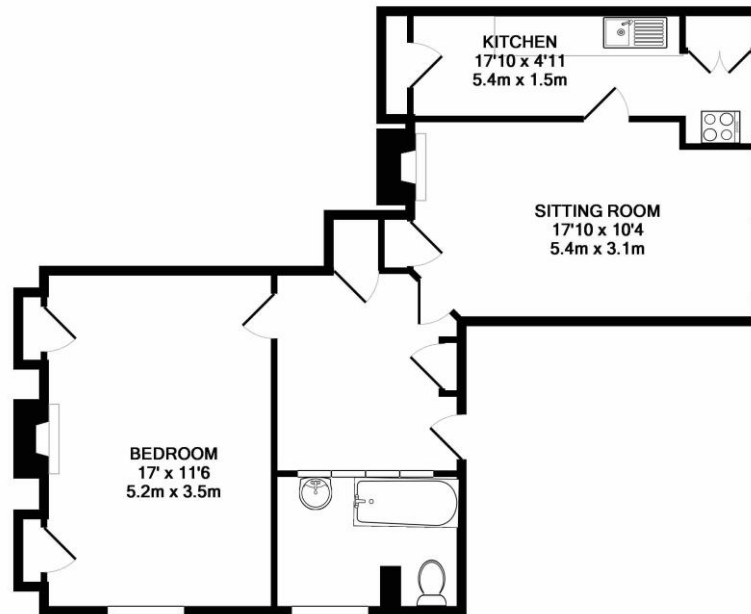
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TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## THINKING OF SELLING YOUR PROPERTY?

Give our sales team a call today  
on 01225 471 144



## Great Pulteney Street

Bath, BA2 4DP

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