



# Courtyard Apartment

## 25 Great Pulteney Street

### Bath

### BA2 4BU

An impressive and elegantly proportioned 3 bedroom courtyard apartment, located in a first class residential address, within 5 minutes walk of Bath city centre.

**Offers in Excess of**

Tenure: Share of Freehold

**£1,000,000**

#### Property Features

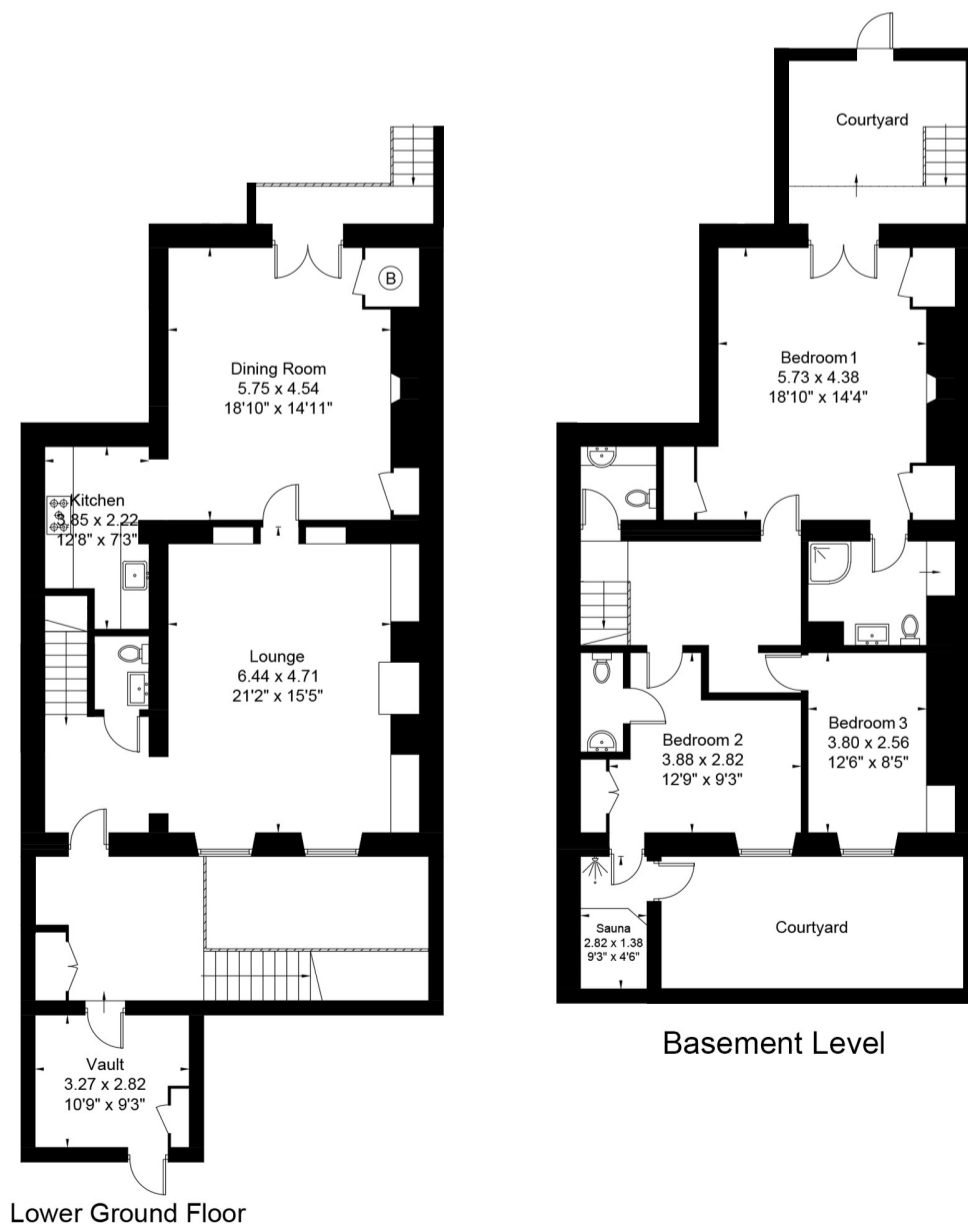
- 3 double bedrooms
- 2 bathrooms
- Large formal drawing room
- Balcony
- Walled courtyard garden
- Alpine style sauna and shower room
- First class residential address
- 5 minutes-walk to Bath city centre
- Independently accessed
- Fitted ventilation and dehumidifying system

## The Courtyard Apartment, 25 Great Pulteney Street, Bath, BA2 4BU

Approximate Gross Internal Area = 184.4 sq m / 1984 sq ft

Vault = 9.1 sq m / 97 sq ft

Total = 193.5 sq m / 2081 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024



# Accommodation

## Ground Floor

The property is independently accessed and approached via an external stone staircase to the lower ground floor.

## Lower Ground Floor

Small courtyard and door through to vaulted utility room and door through to apartment.

### Large Vaults

Two large vaults which the property has sole use of.

### Entrance Hall

With recessed coir matting, fitted carpet, intricate period cornicing detail, central ceiling rose, dado rail and door through to drawing room.

### Drawing Room

With painted wooden floorboards, 2 sash windows to front aspect, fitted window seats, wooden panelling, intricate period cornicing detail, central ceiling rose, handsome marble surround Georgian fireplace with marble hearth 2 recessed arches with fitted cupboards to either side, wall mounted lighting, further bespoke inset book shelving and cupboards.

### Dining Room

With painted floorboards, radiator, period fireplace and surround, fitted cupboard to right and fitted cupboard to left housing the Worcester boiler, wooden panelling, dado rail, intricate period cornicing detail, central ceiling rose, doors and window to rear balcony and wrought iron staircase which leads down to the small enclosed walled courtyard garden.

### Kitchen

With painted wooden floorboards, a comprehensive range of floor and wall mounted units, cupboards and drawers, granite worksurfaces, tiled upstand, integrated appliances to include double Neff oven, microwave, Neff 5 ring gas hob with extractor over, Siemens dishwasher, washing machine and fridge. Inset Belfast sink, chrome swan neck mixer tap, intricate period cornicing detail, recessed ceiling spotlights and extractor fan.

### Guest Cloakroom

With pedestal WC, pedestal basin, dado rail and radiator.

## Garden Level

### Hallway

With radiator, storage cupboard, dado rail, period cornicing and recessed ceiling spotlights.

### Separate WC

With pedestal WC, basin set into vanity worksurface, cupboards below, recessed ceiling spotlights and radiator.

### Bedroom 1

With fitted carpets, period fireplace with Bath stone surround, dado rail, recessed ceiling spotlights, fireplace with fitted cupboards to either side, radiator, wall mounted lighting, free standing claw foot bath, access to en-suite shower room and double doors with steps which lead up to garden.

### En-Suite Shower Room

With natural stone flooring, fully tiled and glazed corner shower unit with handheld and rain shower over, pedestal WC, pedestal basin, marble fitted display shelf, ladder effect heated towel rail, recessed mirror, recessed ceiling spotlights and extractor fan.

### Bedroom 2

With fitted carpet, 2 built in wardrobes, radiator, dado rail, door to sauna and shower and lower courtyard, window with radiator under to front access, recessed ceiling spotlights and door through to en-suite guest cloakroom.

### Sauna

With fitted sauna and shower.

### En-Suite Guest Cloakroom

With pedestal WC, pedestal basin, fully tiled floor and walls, recessed ceiling spotlights and extractor fan.

### Bedroom 3

With fitted carpets, radiator, dado rail, recessed ceiling spotlights, wall mounted lighting, recessed hanging area and sash window to front aspect.

## Externally

Accessed from both the dining room and master bedroom there is a small, private walled, enclosed courtyard garden and pretty balcony leading from the dining room.



## Situation

Great Pulteney Street is a world class residential address in the heart of Georgian Bath and is conveniently located within easy level walking distance of the city centre. This impressive wide boulevard of 74 Grade I listed Georgian townhouses is flanked majestically by The Holburne Museum at the easterly aspect and Laura Place and Pulteney Bridge to the West.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent shopping outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous international music and literary festival, many pre-London shows at The Theatre Royal, The Roman Baths and Pump Rooms, along with The One Royal Crescent and Holburne Museums.

Many excellent state and independent schools are also within easy reach which include the nearby award winning St Mary's Bathwick and Widcombe Primary Schools along with King Edwards Schools on North Road.

World Class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

## Description

25 Great Pulteney Street is a handsome Grade I listed building having been sympathetically divided into separate dwellings. The Courtyard Apartment is conveniently independently accessed to the front of the property via an external stone staircase.

This elegant apartment is entered into a pretty hallway that leads through to the formal drawing room which has original painted floorboards, decorative wooden panelling, 2 sash windows with fitted window seats to the front aspect and a handsome period fireplace and surround. The dining room is linked to the drawing room and enjoys access onto the balcony which has an attractive wrought iron staircase that leads to the walled garden. The kitchen conveniently leads from the dining room and has a comprehensive range of contemporary units and quality built in appliances.

At garden level there are 3 lovely bedrooms that lead from a central hallway. The master bedroom is to the rear and has a large ensuite shower room, a feature free standing claw foot bath, plenty of built in storage and also enjoys access to the garden. The guest bedroom has an ensuite WC and access to the separate Alpine style sauna and shower room. In addition there is a guest WC on both the garden and lower ground floor levels.

Externally accessed from the dining room there is a pretty balcony with steps that lead down to a small walled garden.

## General Information

Services: All mains connected.

Heating: Gas fired central heating

Tenure: Leasehold - Remainder of 999 year lease

Management Company: HML Property Management Ltd

Management Charges: ~ £2,500 pa

Council Tax Band: D

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