

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales

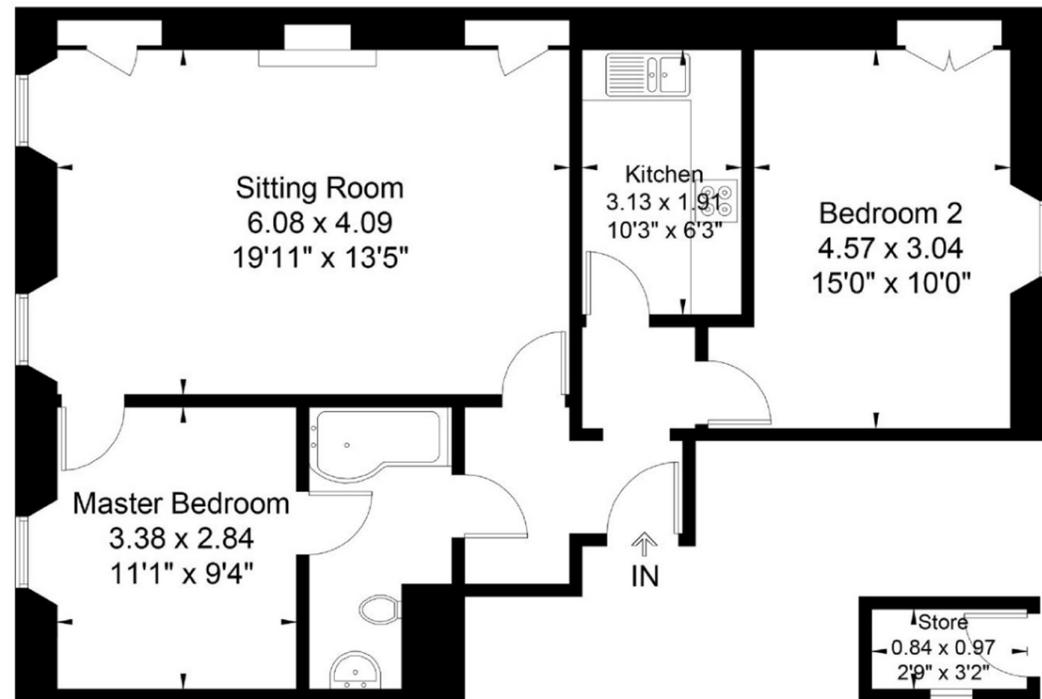


Great Pulteney Street, Bath



10 Great Pulteney Street, Bath, BA2 4BR

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft
 Store = 1.7 sq m / 18 sq ft
 Total = 73.6 sq m / 792 sq ft



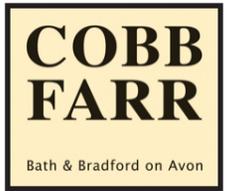
Second Floor

Second Floor Apartment 10 Great Pulteney Street Bath BA2 4BR

An elegant and exquisitely presented 2 bedroom apartment spanning the 2nd floor of an iconic Georgian townhouse, located in arguably one of Bath's finest addresses, within a 5 minute level walk of the city centre.

Tenure: Share of Freehold

£550,000



Situation

Great Pulteney Street is a world class residential address in the heart of Georgian Bath, is one of Europe's finest and widest Georgian streets and is conveniently located within easy level walking distance of the city centre and all its amenities. 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 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 One Royal Crescent and Holburne Museums.

Many excellent state and independent schools are within easy reach, including the nearby award-winning St Mary's Bathwick and Widcombe Primary Schools along with King Edwards School 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, and major bus station all located within a ten minute walk. The M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains connected.

Heating: Gas fired central heating

Tenure: Share of freehold. 969 years remaining

Management Details: 10 Great Pulteney Street Limited

Management Charge: £875 per annum

Council Tax Band: E

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

10 Great Pulteney Street is an elegant south facing Grade I listed Georgian townhouse, positioned beautifully on the northern side of this impressive boulevard, backing on to Henrietta Gardens, with fine views towards Camden Crescent to the rear and Bathwick Hill and the National Trust Land to the front. The property benefits from particularly attractive, well-maintained communal areas and a well-run management company.

The 2nd floor apartment has been comprehensively refurbished throughout and offers elegant, light, exquisitely presented accommodation that spans the width and depth of the 2nd floor. To the front, with a fine open aspect enjoying wonderful views toward Bathwick Hill, there is a charming formal sitting/dining room with a handsome period fireplace, original cornicing and 2 lovely sash windows with working shutters. The drawing room is conveniently linked to a pretty double bedroom which also has a fine aspect to the front along with a well-appointed modern en-suite Jack and Jill bath and shower room.

To the rear and enjoying equally stunning views towards Camden Crescent, there is another large double bedroom and a contemporary well-equipped kitchen.

In addition there is a large lockable storage cupboard which belongs to the flat, accessed from the 2nd floor mezzanine level.

Accommodation

Ground Floor

Elegant Communal Entrance Halls

With a shallow staircase which rises to the second floor.

Second Floor

Entrance Lobby

With fitted carpet, dado rail, wall mounted cupboard housing the fuse boxes, wall mounted video intercom system, wall mounted thermostat controls and doors through to all rooms.

Drawing Room

With fitted carpet, beautiful period marble surround fireplace, dado rail, period cornicing, 2 recessed Georgian cupboards, 2 Georgian sash windows to front aspect with working shutters and radiators under, central ceiling rose and door through to bedroom 1.

Bedroom 1

With fitted carpet, dado rail, period cornicing, central ceiling rose, Georgian sash window to front aspect with working shutters, radiator under and door through to Jack and Jill bathroom.

Bathroom

With Travertine tiled flooring and part tiled walls, panelled bath with hand held and wall mounted rain shower over with glass shower screen, large wall mounted mirror, basin set into cupboard vanity unit, concealed cistern WC, wall mounted mirrored cabinet, wall mounted ladder effect heated chrome towel rail, recessed ceiling spotlights, built-in remote control wall mounted audio system, period cornicing and extractor fan.

Bedroom 2

With fitted carpet, dado rail, period cornicing, central ceiling rose, sash window with working shutters to rear aspect, radiator under and cupboard housing the Worcester condensing boiler.

Kitchen

With Travertine flooring, a comprehensive range of high gloss neutral floor and wall mounted units, cupboards and drawers with granite work surfaces, granite upstand, tiled splashback, 1 ½ bowl inset stainless steel sink and drainer with chrome swan neck mixer tap including filtered water dispenser, integrated microwave, integrated electric oven, 4 ring halogen hob with extractor over, integrated fridge/freezer, integrated dishwasher, period cornicing and recessed ceiling spotlights.