

SALES

01225 471 144

LETTINGS

01225 303 870

sales@theapartmentcompany.co.uk  
lettings@theapartmentcompany.co.uk  
www.theapartmentcompany.co.uk



## THE APARTMENT COMPANY®



### **Great Pulteney Street** Impressive two-bedroom maisonette

---

A magnificent two-bedroom maisonette spread across the ground and garden floors of this stunning Grade I Listed townhouse. The accommodation comprises; drawing room, kitchen/dining room, shower room, two bedrooms, study, bathroom, private garden and vaults. This apartment boasts beautiful original Georgian features with the comfort of modern living. A rare opportunity to buy a garden maisonette in this prestigious location, just a level walk from the Georgian City Centre.

---

£1,100,000 to £1,300,000

# Stunning Georgian features

---

[Georgian garden maisonette](#) | [Two spacious bedrooms](#) | [Drawing room](#) | [Kitchen/dining room](#) | [Bathroom and shower room](#) | [Private garden](#) | [Storage vaults](#) | [Level walk to City Centre](#) | [Period features](#) | [Approx. 1534 Sq. Ft.](#) |

---

## ENTRANCE

There are two entrances to the apartment accessed from the main communal hallway of the building, the main front door opens into the inner hallway and the second door from the communal hallway opens into the drawing room. The apartment can also be accessed via the gate at the front of the building which leads into the third bedroom.

## DRAWING ROOM

**17' 4" x 20' 9" (5.28m x 6.32m)**

An elegant room with a high ceiling and two floor to ceiling sash windows to front elevation with shutters allowing lots of natural light. Two traditional style radiators below. Marble fireplace and mantel with 'real flame' gas fire, marble surround, cast iron insert and slate hearth. Storage cupboards either side of the fireplace. Dado and ornate cornicing. Neutral carpet.

## KITCHEN/DINING ROOM

**15' 5" x 19' 1" (4.7m x 5.82m)**

Fully fitted kitchen comprising a range of wall and base units in cream finish. Sink with drainer and mixer tap and granite worksurfaces. Integrated dishwasher. Rangemaster stove with 5 burner hob and three electric ovens with extractor fan over. Two large sash windows with shutters and attractive views overlooking rear garden, with traditional style radiators beneath. Ornate cornicing to ceiling and ceiling rose. Wooden flooring.

## LOBBY

Main entrance door opens to this lobby, with coat hooks. Two stairs down to:

## SHOWER ROOM

White suite comprising wash basin, low level WC and double walk in shower with rainfall shower head. Frosted window to the rear elevation. Glass shelving. Fully tiled walls in stone colour and wooden floorboards.

## LOWER LANDING

Flight of steps down to lower landing at garden level. Door to rear garden. Entry phone. Wall mounted radiator. Flagstone flooring.

## MASTER BEDROOM

**15' 9" x 14' 5" (4.8m x 4.39m)**

Two sash windows with shutters to front elevation. Feature original stove. Cupboard storage. Two wall mounted radiators with covers beneath. Cream carpet.

## BATHROOM

Generously sized with white suite comprising bath with shower over and Victorian style mixer tap and spray. Heated towel rail. Underfloor heating controlled via thermostat and timer. Tiled walls and floor. Spot lighting to ceiling.

## SECOND BEDROOM

**13' 7" x 18' 9" (4.14m x 5.72m)**

Fireplace with cast iron insert and painted surround and marble hearth. Cupboards to either side of fireplace. Two sash windows with shutters overlooking the rear garden with radiators beneath. Picture rail. Wooden flooring.





#### STUDY

6' 0" x 11' 6" (1.83m x 3.51m)

Door to front courtyard and vaults. Wall mounted radiator. Neutral carpet.

#### UTILITY CUPBOARD

Understairs cupboard housing the washing machine and dryer. Storage and shelving. Tiled floor.

#### BOILER CUPBOARD

Housing Worcester combination gas boiler and tank.

#### GARDEN

Enjoying the afternoon sunshine, the generous sized, private walled rear garden is accessed from the lower level of the apartment and is designed with stone, brick and gravel terraces and raised beds which can be easily maintained. Fishpond with live goldfish. There are a range of mature shrubs and trees. Steps lead at the far end to a gate leading onto Sutton Street.

#### PRIVATE FRONT COURTYARD

Accessed via a flight of stone steps to the front of the house is a courtyard with vaults that can be used for storage.





#### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Years Remaining: Circa 966 years  
Management Company: 38 Great Pulteney Street (Bath Ltd)  
Service Charge: £140 per month  
Ground Rent: Roughly £10 per annum  
Council Tax Band: E  
Local Authority: Bath and North East Somerset  
Parking: Residents permit

#### VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company  
4 Queen Street  
Bath  
BA1 1HE

#### Sales

01225 471 144

#### Lettings

01225 303 870

sales@theapartmentcompany.co.uk  
lettings@theapartmentcompany.co.uk  
www.theapartmentcompany.co.uk



SALES

01225 471 144

LETTINGS

01225 303 870

sales@theapartmentcompany.co.uk  
lettings@theapartmentcompany.co.uk  
www.theapartmentcompany.co.uk



THE APARTMENT  
COMPANY®

Garden Maisonette, Great Pulteney Street, Bath, BA2 4BZ

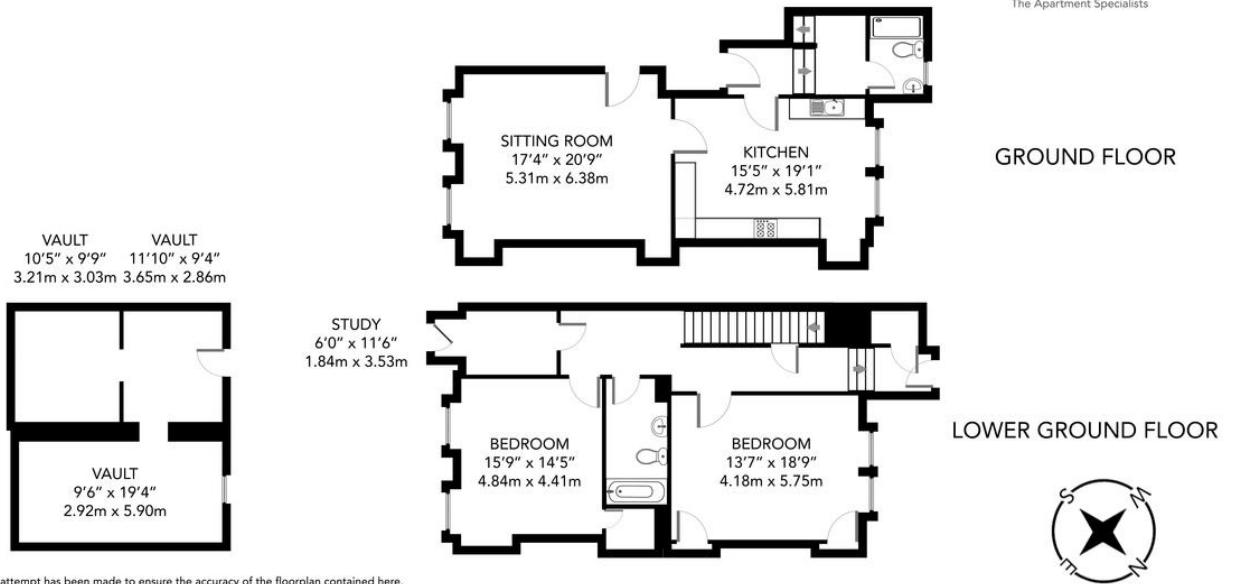
Main Apartment: 1534 sq.ft. (142.5 sq.m.)

Vaults: 393 sq.ft. (36.5 sq.m.)

Total Area (Not including vaults): 1534 sq.ft. (142.5 sq.m.)



THE APARTMENT COMPANY®  
The Apartment Specialists



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such 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. Focus Property Marketing 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Great Pulteney Street

Great Pulteney Street, Bath, BA2 4BZ

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc.; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, and you must take the advice of your legal representative. The photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.



rightmove  
find your happy

