



GREAT PULTENEY STREET, BATH, BA2
£260,000 LEASEHOLD

Winkworth



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A well-presented one bedroom apartment in this impressive building on Great Pulteney Street. Level walk into the centre of Bath. Residents restricted to over 55 years old

Description

This one bedroom apartment is situated on the second floor of a beautifully maintained, Georgian Grade I listed town house, with lift.

The apartment is light and spacious with a delightful outlook onto Great Pulteney Street. It has a large living room, separate kitchen, double bedroom with wardrobes, and a shower room. There is extensive storage including large built in wardrobes and separate storage cupboards accessed from the hallway.

Residents at the property benefit from communal facilities including a sitting room, kitchen, fully equipped laundry room and a garden. There is a fully furnished guest suite for use by visitors for a small charge. A manager and alarm system provide further peace of mind. A grand communal entrance hall with staircase and passenger lift to all floors provides an excellent welcome to the property for residents and visitors.

Outside, the communal garden is situated to the rear of the building. It is mainly laid to lawn with seating areas, mature trees and planting. Level access from the gardens into the Henrietta Park.



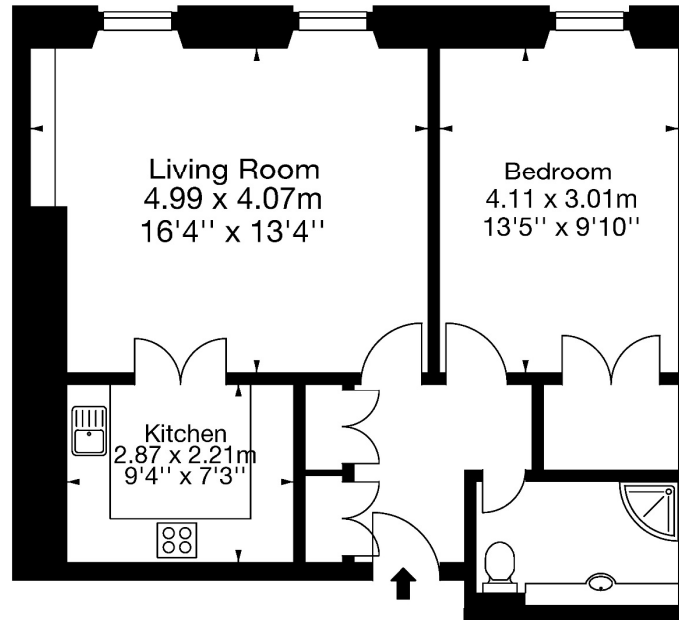
Tenure Leasehold: Service Charge circa £350 per month to include water rates.

AGENT'S NOTE The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Limited. The arrangements for the fees and costs which apply to this process have been amended by voluntary agreement with the Competition and Markets Authority. The sellers will be responsible for the fees of estate agents, solicitors and any other costs such as for an EPC, and in addition a fee calculated at 4% of the lower of the sale price or the seller's original purchase price, is payable to the freeholder.

Mains water, electric and drainage. Grade I listed EPC exempt.



Flat 9, First Floor, 33 Great Pulteney Street
Bath, BA2 4BX
Approx. Gross Internal Area
557 Sq Ft- 51 Sq M



Second Floor

©Capture Property Marketing 2018. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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