



Great Pulteney Street, Somerset, BA2

£345,000 *Leasehold*



A spacious one bedroom apartment is situated on the top floor (via the lift) of a beautifully maintained, Georgian Grade I listed town house, specifically for residents aged 55+.

KEY FEATURES

- 1 bedroom
- 1 reception room
- 1 bathroom
- Upper floor with lift
- Communal gardens



Bath

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DESCRIPTION

Number 33 Great Pulteney Street is situated at the Holburne Museum end of the street, a level walk into Bath city centre. Great Pulteney Street is one of Bath's most impressive Georgian streets.

The apartment is light and spacious with a delightful view over the garden and beyond.

It has a large living room, separate kitchen, double bedroom with walk-in wardrobe, and a shower room. There is extensive storage including large built in wardrobes and in the loft.

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 nightly charge. A property 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.

Super-fast broadband available

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BA24BX&uprn=100121175147>

Good mobile reception with main suppliers

<https://www.ofcom.org.uk/mobile-coverage-checker>

Tenure Leasehold

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

<https://checker.ofcom.org.uk/en-gb/broadbandcoverage#pc=BA24BX&uprn=100121175154>

Mobile Signal: Outdoor & variable indoor coverage across major network providers. Applicants are encouraged to check coverage with their own chosen provider.

<https://www.ofcom.org.uk/mobile-coverage-checker>

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.

MATERIAL INFORMATION

Tenure: Leasehold
Term: 999
Service Charge: Appro £400 per annum including water rates.
Ground Rent: pepper corn
Council Tax Band: C
EPC rating: D
Is the property listed: Property is listed

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below

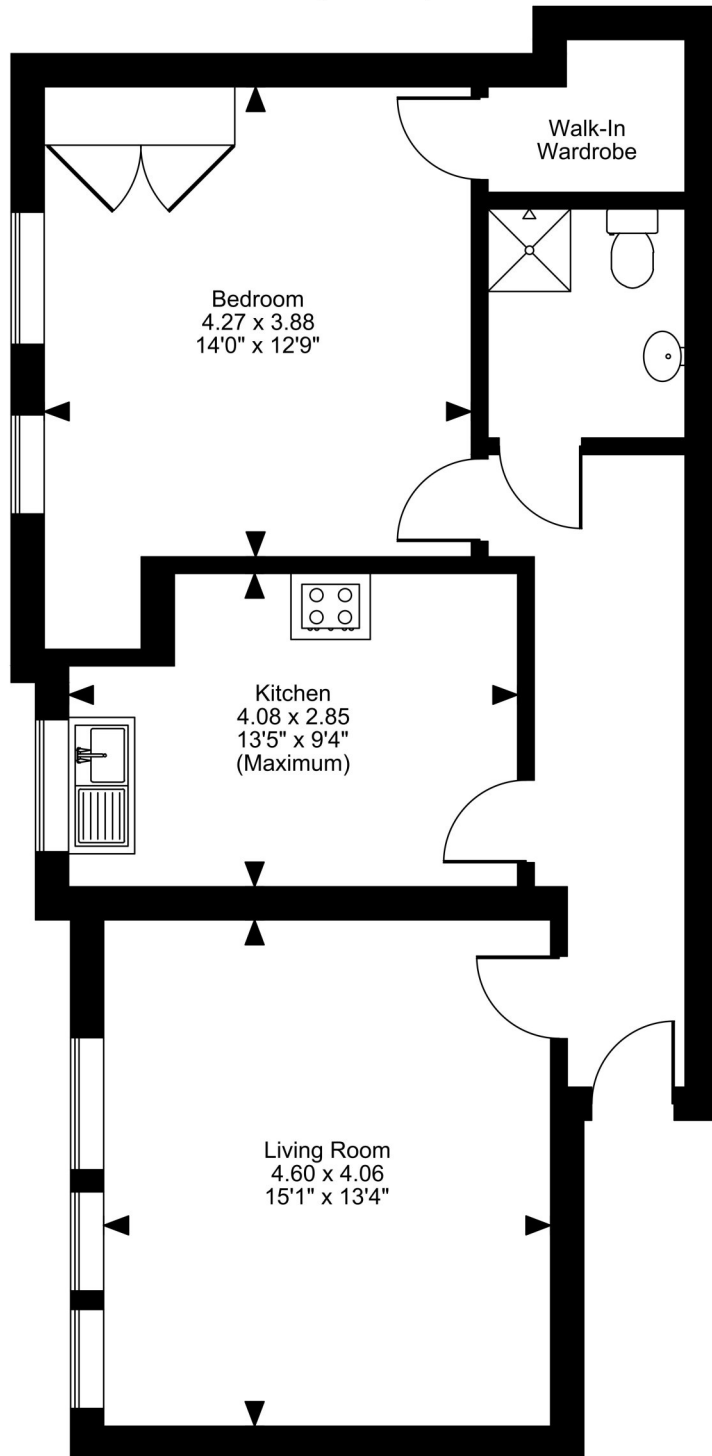
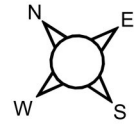


<https://www.winkworth.co.uk/sale/property/BAT250091>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Great Pulteney Street, Bath
Approximate Gross Internal Area
693 Sq Ft/64 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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