

GREAT PULTENEY STREET, BATH

**IMMACULATELY PRESENTED, FURNISHED 2 BED-
APARTMENT IN PRESTIGIOUS TOWN CENTRE LOCATION.**

Bath | 01225 829 000 | bath@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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An exclusive high quality two-bedroom apartment located in the basement level of a Grade I Listed former Georgian townhouse.

The apartment forms part of the prestigious new development, Fitzroy House on Great Pulteney Street, one of the city's most iconic and sought-after addresses.

The conversion of Fitzroy House into private residential apartments has been undertaken to a high standard to produce a building which combines modern 21st Century living with the charm and character of historic Bath.

This stunning apartment is offered on and furnished basis.

The accommodation comprises a good size open plan kitchen/living room with high quality corner sofa and dining table and chairs. The kitchen comes equipped with a built in Fridge Freezer, dishwasher, microwave, oven and hob. The kitchen benefits from a Quooker tap meaning you could do away with the kettle!

There is a modern shower room with a drench shower head and a separate massage shower head, 2 double bedrooms; with high quality beds, built-in wardrobes to the master which also has a modern en suite with shower over bath.

This property benefits from its own separate entrance which cuts out the noise of other residents entering and leaving the building. Permit parking is available.

It would perfectly suit a single professional or a professional couple/sharer looking for city centre living.

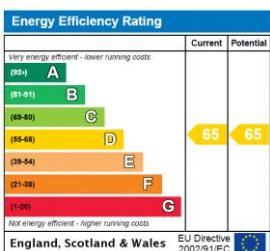
Viewing is highly recommended to truly appreciate the quality of this apartment.

UTILITIES: water, heat, electricity, council tax, Telecoms Services & TV Licence are NOT included in the rent.

COUNCIL TAX: Band E

RESTRICTIONS: No smoking in the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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