



3 Gerrard Buildings, Bath, Somerset, BA2 4DQ

Asking Price £550,000

2 spacious double bedrooms | Very Large reception room with space for Living room as well as Dining Area | Large kitchen with space for a table | Bathroom | Garage | Located in a quiet position close to Bath's City Centre.



DESCRIPTION

This exceptional 2 double bedroom first-floor flat, with garage and balcony, is located in a quiet position close to the shops and amenities of Bath's City Centre.

This spacious property enjoys a peaceful outlook over the recreation ground, as well as a prime location just off the prestigious Great Pulteney Street at the heart of Georgian Bath.

The property has lift access and includes 2 double bedrooms with built-in storage, a large sitting room with French doors opening onto a balcony, and a fitted kitchen with dishwasher, washing machine, fridge/freezer and freestanding cooker.

The bathroom comprises a bath, wash hand basin, toilet and shower cubicle. There is also the added benefit of a separate w/c.

This property also comes with a garage, which is a great benefit, especially being so close to Bath's city centre. There is additional parking for visitors to the front of Gerrard Buildings.

There is also a system for EV charging.

UTILITIES: Mains Electric, Mains Gas, Mains Water charges (meter)

ADDITIONAL INFORMATION Tenure: Share of Freehold

Lease Years Remainder of a 999

Management Company: PM Property

Service Charge: Approx. £3,000 per annum

Ground Rent: £50 per annum (included in service charge)

Council Tax Band: D

Local Authority: BANES

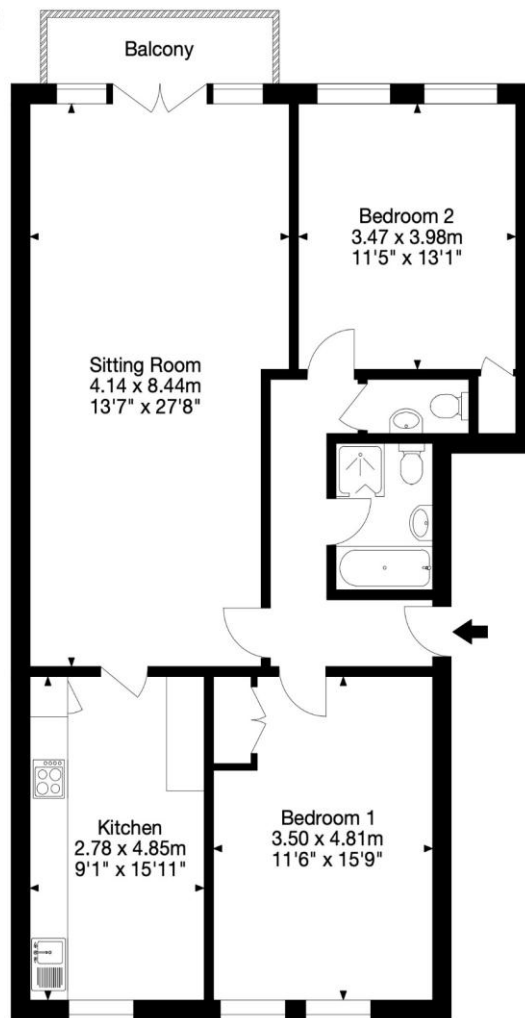


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

LOCATION

Location: Situated in Pulteney Mews just behind Great Pulteney Street directly overlooking the Rec and the bowling and croquet club. It is a, mostly level, 200m walk in to the city centre with all of its shops, restaurants, cafes, theatres and cultural attractions. The famous Bath Rugby club play on the Rec just behind the building and both the Kennet and Avon canal and Avon river are within a short walk.

3 Gerrard Buildings, Bathwick, Bath BA2 4DQ
Gross Internal Area (Approx.)
93 sq m / 1,001 sq ft



First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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