



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 over 55 year +

Number 33 Great Pulteney Street is situated at the Sydney Gardens end of the street a level walk into Bath. Great Pulteney Street is a grand and impressive parade that connects Bathwick with the city of Bath.

Description

This one bedroom apartment is situated on the first floor of a beautifully maintained, Georgian Grade I listed town house, specifically for residents aged 55+.

The apartment is light and spacious with a delightful outlook over the communal gardens and beyond. It has a large living room, separate kitchen, double bedroom with wardrobes, and a shower room.

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 Gardens

Tenure Leasehold

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





PLEASE NOTE

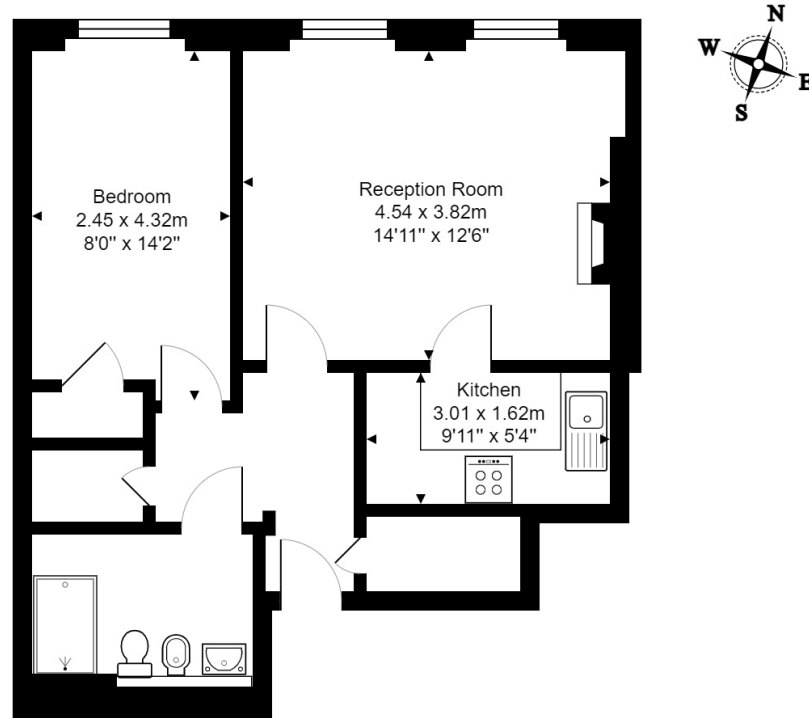
The lease contains specific arrangements for the re-sale of apartments.

Resales

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.



Flat 10, 33, Great Pulteney Street, Bathwick, Bath, BA2 4BX
Approximate Gross Internal Area = 49.5 m sq / 533 sq ft



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective viewer.

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