



## Flat 5, 33 Great Pulteney Street, Bath, Somerset, BA2

£475,000 *Leasehold*



An impressive ground floor apartment with 2 bedrooms and 2 bathrooms.

Residents parking zone 1. Approx 900sqft.

Brilliantly managed property for those over 55 years.

### KEY FEATURES

- Ground Floor
- Prime location
- Ex show apartment
- 2 bedrooms
- 2 bathrooms



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#### DESCRIPTION

Number 33 Great Pulteney Street is an imposing Grade I Listed Georgian townhouse, spanning 3 former townhouses which have been converted into apartments for residents of 55 years and older.

Entering from Great Pulteney Street into a grand communal entrance hall, Apt 5 is situated on the ground floor and has a large entrance hall with shelving and cupboards providing generous and good storage space.

There is an impressive drawing room with 2 large sash windows, a feature fireplace and high ceilings.

The modern kitchen is well equipped and has electric hob and oven.

There is a master bedroom with an ensuite bathroom, and a second bedroom and primary bathroom.

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 of visitors, for which there is a small charge. A manager and alarm system provide further peace of mind. (The gardens, laundry, communal kitchen, lounge and bin stores are on the basement level, with lift access from the main communal hallway to all floors.)

Wonderfully central and conveniently located with level access into Bath, 33 Great Pulteney Street is situated towards the Holburne Museum end of the street, on the grand and impressive thoroughfare that connects Bathwick on the east of the River Avon with the City of Bath.

#### Outside

To the rear of the building is a communal garden. Mainly laid to lawn with beds and several seating areas, mature trees and planting. There is easy access to Henrietta Gardens via a walkway.

Services: Electric heating, mains water and drainage. No gas. Service charge £470.03 per month including water rates.

Broadband- standard and superfast broadband are available at the property although applicants should check it is suitable for the requirements.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#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.

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## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 999 years from 1986

**Service Charge:** £470.03 per month including water rates.

**Ground Rent:** £1 pa

**Council Tax Band:** E

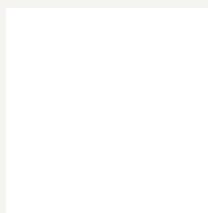
**EPC rating:** D

**Is the property listed:** Property is listed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

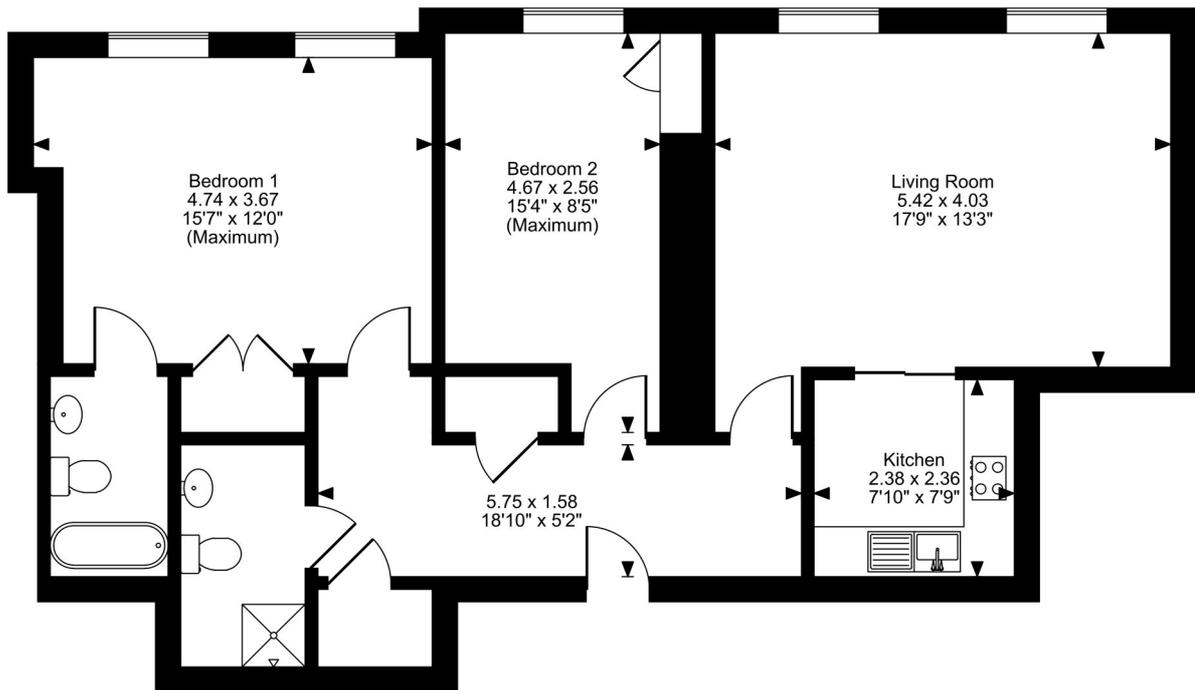
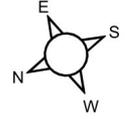


<https://www.winkworth.co.uk/sale/property/BAT260014>

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  
902 Sq Ft/84 Sq M



Ground Floor Flat

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