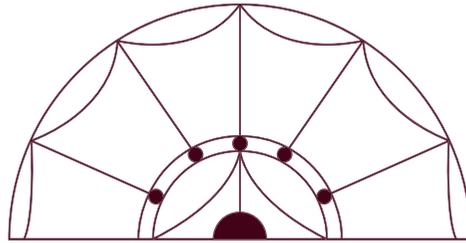


FITZROY HOUSE

GREAT PULTENEY STREET, BATH



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Built in 1789, reimagined in 2017





Introduction

A collection of 28 individually designed luxury Georgian apartments in the centre of Bath.

Fitzroy House is positioned on Great Pulteney Street which is considered to be the grandest and most impressive of streets in Bath. A beautiful Georgian Bath stone facade, along with its uniquely central location makes it one of Bath's most prestigious addresses. The iconic ashlar stone is complimented by a decorative pediment, impressive pilasters and ornamental wrought iron balconies, railings and lanterns. The interior has been sensitively refurbished to emphasise features such as the ornate cornicing, panelled doors and sash windows.

The apartments in this prestigious and restorative development benefit from their own unique features. These include; private outdoor space, courtyard gardens, roof terraces or balconies some overlooking the iconic Great Pulteney Street, some the Bath skyline. The individual features extend to select apartments with secure allocated parking and some with private entrances directly from

Great Pulteney Street. Many have stunning views sweeping across the city and out towards the surrounding rolling countryside. Every apartment is individual and has a unique and special aspect to it.

Great care and attention has been attributed to designing each individual apartment in this spectacular Grade I listed property, to combine Georgian grandeur with 21st Century design and convenience. Behind the beautiful Georgian facade each characterful residence has been thoughtfully remodelled to make the most of the apartments individual features.

This exceptional development offers an unparalleled combination of accessibility, quality and history. Redesigned lateral apartments with the beauty of the old and the convenience of the new. Fitzroy House has two lifts.









Location

Fitzroy House offers an unparalleled combination of accessibility, quality and history.

250m Pulteney Bridge ♦ 300m Waitrose ♦ 500m Canal walk ♦ 1250m Bath Spa Station ♦ 720m Milsom Street

Bath is renowned for its history, culture and beautiful Georgian architecture, Bath is the only World Heritage City in England. Fitzroy House is perfectly placed for a leisurely level walk across Pulteney Bridge into the centre of Bath, less than 500 metres from the city's amenities including restaurants, theatres and shops, with Waitrose as your corner shop.

Savour the beautiful surroundings of Bath, enjoy the Thermae Bath Spa, the theatres, art galleries and museums. Visit the vast variety of shops, watch Premiership rugby at the Rec. Alternatively get out and about with a walk through Sydney Gardens and along the canal or take a stroll through National Trust fields off Bathwick Hill.

An important part of Bath's history

During the Georgian period, Bath experienced a building explosion of elegant property with the mass building of beautiful houses, terraces and crescents.

1710

Ralph Allen moved to Bath and went on to buy Combe Down Quarry which provided the Bath Stone for many of Bath's buildings.

1770

Robert Adam designed Pulteney Bridge, which was completed in 1770.



1788

Thomas Baldwin started work on Great Pulteney Street, intended to be one of Bath's most impressive streets. 1,110 ft long and 100 ft wide.



Sydney Gardens opened.

1795

Charles Pulteney resides in No. 59 Great Pulteney Street which comprises of 12,000 sq.ft.



1796

The Sydney Hotel built by Charles Harcourt became the Holborne Museum in 1915.

No 59 Great Pulteney Street became Hotel with No. 55, 56, 57 and 58 being hotel over the next quarter of a

1924

1975

*The Cleveland
acquired by the
century.*

1976

*The Cleveland Hotel sold to Anchor
Housing Association and converted into
50 retirement apartments.*

*Lombard RAC Rally used
Great Pulteney Street.*

1987

*UNESCO inscribed on the
world heritage list.*



2007

*Pulteney Bridge restricts vehicle crossings from 2007 to preserve the
structure. The bridge is one of only four in the world lined with shops.*

2010

*Extension at Holburne
Museum completed.*

2017

*Fitzroy House refurbishment started including
reinstating a front door to No. 56 and lanterns and
overthrows to 55 and 59.*







Kitchen Specification

Bulthaup kitchens are renowned for their precision, innovation and timeless designs.

Kitchen designed by Bulthaup

- Kitchen from Germany's highest quality kitchen brand.
- Matt finish to cabinets with handleless design.
- Stone worktops and glass wall panels.

Fully fitted kitchens by Bulthaup

- Handleless base units, tall units and wall units in an alpine white matt lacquer finish with solid aluminium edge details or handleless base units and wall units, in a laser edge laminate finish, in a combination of laminate colours.
- Drawer boxes and accessories in birch, or steel drawer boxes of the highest quality with oak cutlery accessories.
- Compac composite stone worktops in absolute blanc, 60mm thick with a mitred edge detail, finished with Bulthaup aluminium upstands and laminate back panels or 12mm slim Silestone composite stone worktops, finished with Bulthaup aluminium upstands and glass back panels.
- A breakfast bar in a hard wearing laminate finish to compliment the cabinets.

Range of high end appliances

- Bora, induction hob with integrated down-draft – the latest in integrated cooking and extraction or concealed Siemens extractor.
- Siemens oven with pyrolytic cleaning technology.
- Siemens combination microwave oven.
- Siemens steam oven or steam combination oven.
- Siemens warming drawer.
- Liebherr fully integrated full height fridge and freezer with internal ice maker or Siemens fully integrated fridge freezer.
- Siemens fully integrated dishwasher.
- Quooker fusion 3 in 1 kitchen mixer that provides boiling water on demand as well as hot and cold water.

An eye for detail

- Hobson's Choice offer the highest possible standards. To view Bulthaup kitchens visit their showroom on the London Road, Bath.

The above specification varies according to each apartment design. Please get in contact for individual apartment specification.





Specification

*Georgian grandeur and contemporary design
combined to achieve beautiful apartments*

Living Space

- Subtle colour palette on the walls with matt white cornicing and skirting.
- Satin nickel door handles.
- Flat plate wall switches and sockets.
- Panelled internal doors painted in matt white.
- Refurbished or replaced windows, new window ironmongery throughout.
- Glazed roof lights in some top floor apartments.
- Engineered oak boards in the main reception space.

Bedroom & Bathroom

- Calming colour palette on the walls with matt white cornicing and skirting.
- Luxurious wool mix carpets in the bedrooms.
- Duravit washbasins with vanity draw base.
- Chrome Axor taps.
- Hansgrohe shower controls and raindance shower head.
- Illuminated mirror cabinets with demisting function.
- Underfloor heating in bathrooms.
- Heated wall for towel warming.
- Porcelain or ceramic wall tiles.
- Porcelain or ceramic tiled floor with underfloor heating.

General

- Heating provided by central boiler with usage monitored by individual heat interface units.
- Telephone and data points in principal reception rooms.
- LED lighting or pendants throughout.
- Colour visual display entry system.
- Fire detection and heat detection in each apartment and communal areas.
- Whole house ventilation systems in all apartments.
- Sky Q infrastructure installed.
- Refuse and recycling storage facility at 2 points of the building.
- 2 new lifts.

External Areas

- Landscaped communal and private gardens.
- Bollard system allowing vehicle access to allocated rear parking.
- Refurbished or new ironwork into courtyard apartments and balconies.
- Some dedicated allocated parking and garaging.

The above specification varies according to each apartment design. Please get in contact for individual apartment specification.



CGI Entrance Hall



The Garden Apartments

A collection of four garden apartments

The Garden Apartments enjoy a private south-east facing garden or courtyard. Tucked away at the rear of Fitzroy House, the gardens are sheltered from the hustle and bustle of the city. The apartments have been designed so the living spaces overlook these quiet outside spaces. All these homes also benefit from a private entrance.

Apartment No. 1

An open plan living space overlooks the largest private garden:

- Private south-east facing garden
- 2 bedrooms
- 1 shower room
- Lift access

Apartment No. 2

An open plan living space overlooks pretty south-east facing garden. The only garden apartment to have two double bedrooms and two bathrooms:

- Private south-east facing garden
- 2 bedrooms
- 1 bathroom and 1 en suite shower room
- Lift access

Apartment No. 3

A fabulous bow fronted living space overlooking the communal gardens:

- Private entrance
- Open plan living space

Apartment No. 4

The only garden apartment with a separate kitchen and sitting room as well as boasting the only conservatory:

- Private courtyard
- 2 bedrooms
- 1 bathroom
- Lift access



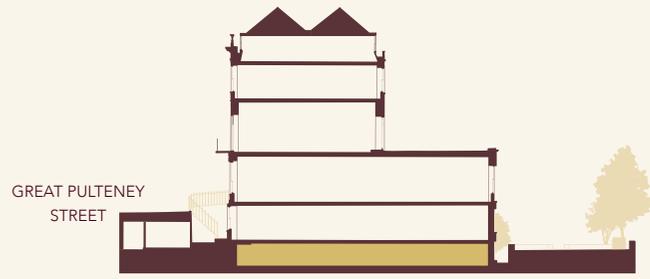
Apartment No. 1

PRIVATE ENTRANCE		
KITCHEN, LIVING & DINING ROOM	5.90 x 3.95m	19'4" x 12'11"
MASTER BEDROOM	4.08 x 3.55m	13'4" x 11'7"
SECOND BEDROOM	4.94 x 2.80m	16'2" x 9'2"
SHOWER ROOM	2.75 x 1.82m	9'0" x 5'11"

Apartment No. 2

PRIVATE ENTRANCE		
KITCHEN, LIVING & DINING ROOM	5.85 x 4.27m	19'2" x 14'0"
MASTER BEDROOM	4.15 x 3.85m	13'7" x 12'7"
EN SUITE BATHROOM	2.64 x 2.13m	8'7" x 6'11"
SECOND BEDROOM	4.65 x 2.60m	15'3" x 8'6"
BATHROOM	2.73 x 2.23m	8'11" x 7'3"





Apartment No. 3

PRIVATE ENTRANCE		
ENTRANCE HALL STUDY		
LIVING ROOM	3.02 x 2.92m	9'10" x 9'6"
KITCHEN & BREAKFAST ROOM	5.73 x 5.50m	18'9" x 18'0"
MASTER BEDROOM	3.80 x 3.50m	12'5" x 11'5"
WALK IN WARDROBE	4.20 x 3.75m	13'9" x 12'3"
BATHROOM	2.18 x 2.00m	7'1" x 6'6"
STORAGE VAULTS	2.25 x 1.95m	7'4" x 6'4"
	5.72 x 2.2m	18'9" x 7'2"

Apartment No. 4

PRIVATE ENTRANCE		
KITCHEN		
LIVING ROOM	3.16 x 2.10m	10'4" x 6'10"
CONSERVATORY	4.95 x 3.85m	16'2" x 12'7"
MASTER BEDROOM	3.65 x 2.90m	11'11" x 9'6"
SECOND BEDROOM	4.95 x 3.50m	16'2" x 11'5"
BATHROOM	3.15 x 2.30m	10'4" x 7'6"
	2.88 x 1.60m	9'5" x 5'2"



CGI from Apartment 12 bedroom



The Courtyard Apartments

A collection of six courtyard apartments

These properties are accessed via stone steps from Great Pulteney Street, apartments no. 5, 9 and 10 also benefit from lift access. The apartments in the courtyard section of the house enjoy some of the largest living spaces in the development. High ceilings and large windows give an abundance of natural light.

Apartment No. 5

An open plan living space overlooking the pretty communal gardens:

- Private courtyard
- Lift access
- 2 bedrooms
- 1 shower room

Apartment No. 6

The grandest entrance hall of all the courtyard apartments:

- Self-contained with private entrance
- Private courtyard
- 2 bedrooms
- 1 bathroom and 1 en suite shower room

Apartment No. 7

The largest of the courtyard apartments. No. 7 also boasts a separate kitchen with double doors into a spacious drawing room:

- Self-contained with private entrance
- Private courtyard
- 2 bedrooms
- 1 bathroom and 1 shower room
- Study

Apartment No. 8

A beautifully proportioned apartment with the largest master bedroom of the floor:

- Self-contained with private entrance
- Private courtyard
- 2 bedrooms
- 1 bathroom and 1 en suite shower room

Apartment No. 9

An impressive living room overlooking the private courtyard:

- Private courtyard
- Lift access
- 2 bedrooms
- 1 bathroom and 1 en suite shower room

Apartment No. 10

An open plan living space overlooking the rear, the only one bedroom apartment with separate kitchen:

- Private courtyard
- Lift access
- 1 bedroom
- 1 en suite shower room



Apartment No. 5

PRIVATE ENTRANCE		
KITCHEN, LIVING & DINING ROOM	5.90 x 4.03m	19'4" x 13'2"
MASTER BEDROOM	3.86 x 3.80m	12'7" x 12'5"
SECOND BEDROOM	4.10 x 2.65m	13'5" x 8'8"
BATHROOM	2.41 x 2.11m	7'10" x 6'11"

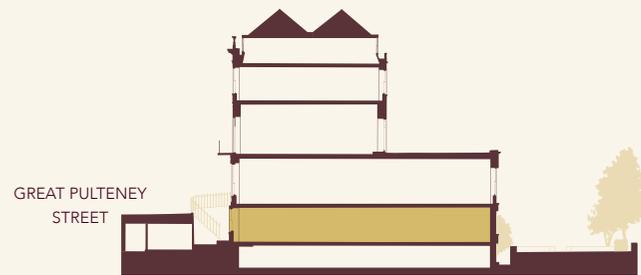
Apartment No. 6

PRIVATE ENTRANCE WITH PORCH		
KITCHEN, LIVING & DINING ROOM	5.70 x 4.60m	18'8" x 15'1"
MASTER BEDROOM	4.28 x 3.66m	14'0" x 12'0"
EN SUITE BATHROOM	2.36 x 2.23m	7'7" x 7'3"
SECOND BEDROOM	4.70 x 2.60m	15'5" x 8'6"
BATHROOM	2.24 x 1.95m	7'4" x 6'4"

Apartment No. 7

PRIVATE ENTRANCE WITH PORCH		
LIVING & DINING ROOM	7.04 x 6.00m	23'1" x 19'8"
KITCHEN	4.48 x 3.05m	14'8" x 10'0"
MASTER BEDROOM	5.81 x 5.75m	19'0" x 18'10"
SECOND BEDROOM	3.65 x 2.75m	11'11" x 9'0"
SHOWER ROOM	3.11 x 2.25m	10'2" x 7'4"
BATHROOM	2.78 x 2.27m	9'1" x 7'5"
UTILITY ROOM	2.81 x 0.90m	9'2" x 2'11"





Apartment No. 8

PRIVATE ENTRANCE WITH PORCH		
KITCHEN, LIVING & DINING ROOM	6.05 x 5.00m	19'10" x 16'4"
MASTER BEDROOM	7.80 x 4.10m	25'7" x 13'5"
EN SUITE BATHROOM	2.35 x 1.95m	7'8" x 6'4"
SECOND BEDROOM	5.05 x 3.08m	16'6" x 10'1"
BATHROOM	2.11 x 1.98m	6'11" x 6'5"

Apartment No. 9

PRIVATE ENTRANCE		
KITCHEN, LIVING & DINING ROOM	5.60 x 5.25m	18'4" x 17'2"
MASTER BEDROOM	5.00 x 3.56m	16'4" x 11'8"
EN SUITE BATHROOM	2.34 x 1.93m	7'8" x 6'3"
SECOND BEDROOM	3.60 x 2.95m	11'9" x 9'8"
BATHROOM	2.12 x 1.94m	6'11" x 6'4"
UTILITY ROOM	1.94 x 1.45m	6'4" x 4'9"

Apartment No. 10

PRIVATE ENTRANCE		
KITCHEN	3.00 x 2.85m	9'10" x 9'4"
LIVING & DINING ROOM	5.00 x 4.25m	16'4" x 13'11"
MASTER BEDROOM	3.45 x 3.05m	11'3" x 10'0"
EN SUITE BATHROOM	3.05 x 1.73m	10'0" x 5'8"



CGI from Apartment 22 living room



The Ground Floor Apartments

A collection of five lateral apartments and one impressive maisonette

The apartments are designed differently but all boast wonderfully high ceilings. Apartments 12 and 14 have their own front door and are completely self contained. Apartments 15, 16 and 11 are accessed through the grand communal entrances off Great Pulteney Street. Apartment 13 is the only maisonette in the building and in part spans two buildings. The maisonette has a large roof terrace and balcony overlooking Great Pulteney Street.

Apartment No. 11

A delightful two bedroom looking out on to Great Pulteney Street:

- 2 bedrooms
- 1 shower room
- Grand proportions

Apartment No. 12

A self contained two bedroom apartment:

- Independent access from 56 Great Pulteney Street
- Open plan kitchen/living space
- 2 bedrooms
- 1 bathroom and 1 en suite shower room

Apartment No. 13

A stunning ground and first floor maisonette with roof terrace and balcony:

- Impressive entrance hall
- 3 reception rooms
- Kitchen/breakfast room
- 3 bedrooms
- 1 bathroom, 2 en suite shower rooms and a separate WC
- Roof terrace
- Balcony

Apartment No. 14

The show apartment, accessed straight off Great Pulteney Street:

- Independent access from 58 Great Pulteney Street
- 2 bedrooms
- 2 shower rooms
- Show apartment

Apartment No. 15

A delightful one bedroom apartment with a separate kitchen and a large living room overlooking the rear:

- Entered through the main grand communal entrance hall
- Separate kitchen
- 1 bedroom
- 1 shower room

Apartment No. 16

An impressive two bedroom apartment with living space overlooking the rear:

- Entered through the main grand communal entrance hall
- 1 double bedroom
- 1 single bedroom
- 1 shower room
- Views through Sutton Street into Henrietta Gardens



Apartment No. 11

KITCHEN, LIVING & DINING ROOM	6.90 x 4.49m	22'7" x 14'8"
MASTER BEDROOM	4.30 x 3.08m	14'1" x 10'1"
SECOND BEDROOM	4.20 x 2.50m	13'9" x 8'2"
BATHROOM	2.76 x 2.71m	9'0" x 8'10"

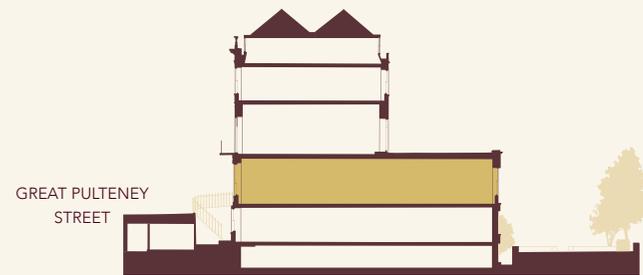
Apartment No. 12

PRIVATE ENTRANCE		
KITCHEN, LIVING & DINING ROOM	4.63 x 4.60m	15'2" x 15'1"
MASTER BEDROOM	4.32 x 4.00m	14'2" x 13'1"
EN SUITE BATHROOM	2.20 x 1.84m	7'2" x 6'0"
SECOND BEDROOM	4.30 x 2.60m	14'1" x 8'6"
BATHROOM	2.29 x 1.84m	7'6" x 6'0"
CLOAKROOM	2.38 x 1.18m	7'9" x 3'10"
UTILITY ROOM	1.80 x 1.16m	5'10" x 3'9"

Apartment No. 13

PRIVATE ENTRANCE		
ENTRANCE HALL	6.80 x 5.95m	22'3" x 19'6"
DOWNSTAIRS TOILET	2.71 x 1.14m	8'10" x 3'8"
FORMAL DINING ROOM	6.10 x 5.14m	20'0" x 16'10"
RECEPTION ROOM	9.02 x 5.75m	29'7" x 18'10"
STAIRS TO FIRST FLOOR		





Apartment No. 14

PRIVATE ENTRANCE		
KITCHEN, LIVING & DINING ROOM	7.50 x 5.22m	24'7" x 17'1"
MASTER BEDROOM	4.25 x 3.35m	13'11" x 10'11"
EN SUITE BATHROOM	2.36 x 1.60m	7'8" x 5'2"
SECOND BEDROOM	3.70 x 3.35m	12'1" x 10'11"
BATHROOM	2.33 x 1.53m	7'7" x 5'0"

Apartment No. 15

KITCHEN	4.60 x 2.73m	15'1" x 8'11"
LIVING & DINING ROOM	5.15 x 5.12m	16'10" x 16'9"
MASTER BEDROOM	3.65 x 3.51m	11'11" x 11'6"
BATHROOM	2.33 x 1.53m	7'7" x 5'0"

Apartment No. 16

KITCHEN, LIVING & DINING ROOM	5.56 x 4.70m	18'2" x 15'5"
MASTER BEDROOM	3.80 x 2.90m	12'5" x 9'6"
SECOND BEDROOM	2.65 x 2.17m	8'8" x 7'1"
BATHROOM	1.98 x 1.73m	6'5" x 5'8"



Ground floor show apartment



The First Floor Apartments

A collection of four lateral apartments as well as the upper floor of the maisonette

These apartments have one or two bedrooms and as expected on this floor of a Georgian residence have wonderfully high ceilings. Every apartment on the first floor has lift access.

Apartment No. 17

An impressive two bedroom apartment with good proportions:

- Lift access
- 2 bedrooms
- 1 bathroom
- Lovely outlook

Apartment No. 18

A grand two bedroom apartment with impressive proportions:

- Lift access
- 2 bedrooms
- 1 en suite bathroom and 1 shower room
- Open plan living space with 3 windows over looking Great Pulteney Street

Apartment No. 13

Upper floor of apartment 13.

Apartment No. 19

The only first floor apartment with one bedroom:

- Lift access
- Open plan living space
- 1 bedroom
- 1 shower room
- Lovely outlook

Apartment No. 20

Lateral accommodation with large balcony spanning two houses:

- Lift access
- 2 bedrooms
- 1 shower room and a separate WC
- Balcony spanning 2 houses
- Views through Sutton Street into Henrietta Gardens



Apartment No. 17

KITCHEN, LIVING & DINING ROOM	7.00 x 4.15m	22'11" x 13'7"
MASTER BEDROOM	4.35 x 3.10m	14'3" x 10'2"
SECOND BEDROOM	4.40 x 2.55m	14'5" x 8'4"
BATHROOM	2.82 x 1.95m	9'3" x 6'4"

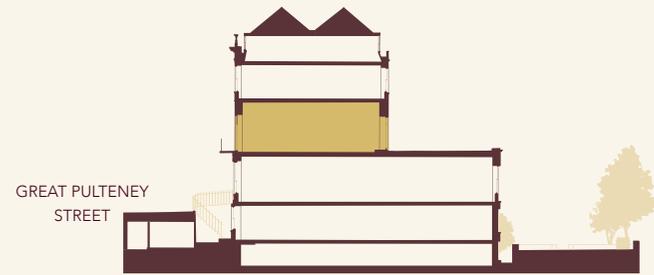
Apartment No. 18

KITCHEN, LIVING & DINING ROOM	6.70 x 4.70m	21'11" x 15'5"
MASTER BEDROOM	4.35 x 3.90m	14'3" x 12'9"
EN SUITE BATHROOM	2.82 x 1.95m	9'3" x 6'4"
SECOND BEDROOM	3.95 x 2.60m	12'11" x 8'6"
BATHROOM	2.21 x 1.33m	7'3" x 4'4"
UTILITY ROOM	1.93 x 1.06m	6'3" x 3'5"

Apartment No. 13

STAIRS TO GROUND FLOOR		
LIVING ROOM	7.20 x 5.95m	23'7" x 19'6"
KITCHEN	5.80 x 4.65m	19'0" x 15'3"
MASTER BEDROOM	6.90 x 4.10m	22'7" x 13'5"
EN SUITE BATHROOM	3.53 x 1.80m	11'6" x 5'10"
BEDROOM TWO	4.15 x 3.35m	13'7" x 10'11"
EN SUITE BATHROOM	2.21 x 1.92m	7'3" x 6'3"
BEDROOM THREE	4.40 x 3.40m	14'5" x 11'1"
BATHROOM	2.02 x 1.92m	6'7" x 6'3"
UTILITY ROOM	1.80 x 1.74m	5'10" x 5'8"
TERRACE		
BALCONY		





Apartment No. 19

KITCHEN, LIVING & DINING ROOM	5.45 x 5.05m	17'10" x 16'6"
MASTER BEDROOM	3.65 x 3.41m	11'11" x 11'2"
BATHROOM	2.36 x 1.93m	7'8" x 6'3"
BALCONY		

Apartment No. 20

KITCHEN, LIVING & DINING ROOM	7.70 x 4.20m	25'3" x 13'9"
MASTER BEDROOM	5.10 x 3.80m	16'8" x 12'5"
SECOND BEDROOM	5.55 x 3.15m	18'2" x 10'4"
BATHROOM	2.82 x 1.72m	9'3" x 5'7"
SEPARATE TOILET	2.33 x 1.15m	7'7" x 3'9"
BALCONY		



Ground floor show apartment



The Second Floor Apartments

A collection of four lateral apartments situated on the second floor

These two and three bedroom apartments all have lift access. Boasting some of the largest apartments in the development, the proportions are grand and views simply beautiful.

Apartment No. 21

A well-proportioned two bedroom apartment:

- 2 bedrooms
- 1 bathroom
- Lift access
- Lovely outlook

Apartment No. 22

An impressive three bedroom apartment with 24' living room:

- Separate kitchen breakfast room, utility room
- 3 bedrooms
- 1 en suite bathroom and 1 shower room
- Lift access

Apartment No. 23

An impressive three bedroom apartment with 22' living room:

- Separate kitchen and dining room
- 3 bedrooms
- 3 shower rooms
- Lift access

Apartment No. 24

Only two bedroom apartment on this floor with living space at the rear:

- A lovely apartment with living space at the rear of the house
- 2 bedroom
- 1 shower room
- Lift access
- Lovely outlook



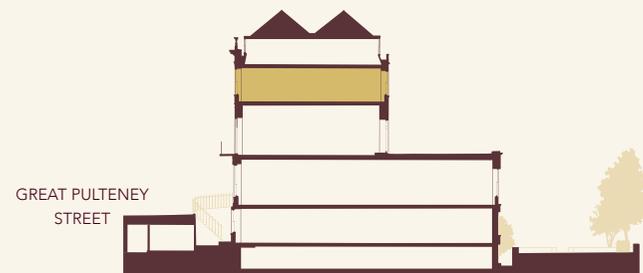
Apartment No. 21

KITCHEN, LIVING & DINING ROOM	5.90 x 4.15m	19'4" x 13'7"
MASTER BEDROOM	4.30 x 3.10m	14'1" x 10'2"
SECOND BEDROOM	4.35 x 2.55m	14'3" x 8'4"
BATHROOM	2.78 x 1.95m	9'1" x 6'4"
UTILITY ROOM	1.96 x 0.86m	6'5" x 2'9"

Apartment No. 22

KITCHEN & DINING ROOM	7.30 x 6.00m	23'11" x 19'8"
LIVING ROOM	7.34 x 6.05m	24'0" x 19'10"
MASTER BEDROOM	4.60 x 4.35m	15'1" x 14'3"
EN SUITE BATHROOM	3.81 x 2.21m	12'6" x 7'3"
SECOND BEDROOM	4.05 x 3.80m	13'3" x 12'5"
THIRD BEDROOM	4.05 x 3.20m	13'3" x 10'5"
BATHROOM	2.24 x 1.93m	7'4" x 6'3"
UTILITY ROOM	2.03 x 1.88m	6'7" x 6'2"





Apartment No. 23

LIVING ROOM	6.90 x 5.95m	22'7" x 19'6"
KITCHEN	5.55 x 4.20m	18'2" x 13'9"
DINING ROOM	4.15 x 2.35m	13'7" x 7'8"
MASTER BEDROOM	5.30 x 4.45m	17'4" x 14'7"
EN SUITE BATHROOM	2.69 x 1.62m	8'9" x 5'3"
SECOND BEDROOM	3.95 x 3.37m	12'11" x 11'0"
EN SUITE BATHROOM	4.00 x 2.00m	13'1" x 6'6"
THIRD BEDROOM	4.94 x 3.67m	16'2" x 12'1"
BATHROOM	2.40 x 1.63m	7'10" x 5'4"

Apartment No. 24

KITCHEN, LIVING & DINING ROOM	5.11 x 4.74m	16'9" x 15'6"
MASTER BEDROOM	4.75 x 2.23m	15'7" x 7'4"
SECOND BEDROOM	3.40 x 2.77m	11'2" x 9'1"
BATHROOM	2.55 x 1.61m	8'4" x 5'3"



View from top floor



The Top Floor Apartments

A collection of four lateral apartments with wonderful views to the rear

Above the hustle and bustle of the city, with views over the rooftops and up to the greenery of Bath's famous skyline. Every apartment on the floor has lift access.

Apartment No. 25

The only two bedroom apartment on this floor, with views from the rear:

- Lift access
- 2 bedrooms
- 1 shower room
- Particularly light apartment with 3 south facing windows in living space and glazed roof lights to kitchen and bathroom
- Views over Bath and beyond

Apartment No. 26

An impressive open plan living space with dual aspect:

- The only dual aspect open plan living space
- Lift access
- 3 bedrooms
- 2 bathrooms
- Views over Bath and beyond

Apartment No. 27

A three bedroom apartment with large footprint:

- Lift access
- 3 bedrooms
- 1 bathroom and 1 en suite shower room
- Views over Bath and beyond

Apartment No. 28

The only one bedroom apartment on this floor, view from the rear:

- Lift access
- 1 bedroom
- 1 shower room
- Spacious hallway with great storage
- Views over Bath and beyond



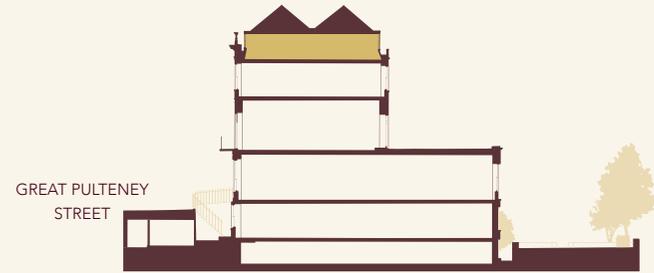
Apartment No. 25

KITCHEN, LIVING & DINING ROOM	6.65 x 4.88m	21'9" x 16'0"
MASTER BEDROOM	4.65 x 3.15m	15'3" x 10'4"
SECOND BEDROOM	4.78 x 3.00m	15'8" x 9'10"
BATHROOM	2.25 x 1.95m	7'4" x 6'4"

Apartment No. 26

KITCHEN & DINING ROOM	6.85 x 5.85m	22'5" x 19'2"
LIVING ROOM	5.88 x 4.03m	19'3" x 13'2"
STUDY	6.00 x 2.60m	19'8" x 8'6"
MASTER BEDROOM	5.35 x 4.30m	17'6" x 14'1"
EN SUITE BATHROOM	3.03 x 1.95m	9'11" x 6'4"
SECOND BEDROOM	4.70 x 3.40m	15'5" x 11'1"
THIRD BEDROOM	4.65 x 3.30m	15'3" x 10'9"
BATHROOM	1.63 x 2.25m	5'4" x 7'4"
UTILITY ROOM	2.02 x 1.64m	6'7" x 5'4"





Apartment No. 27

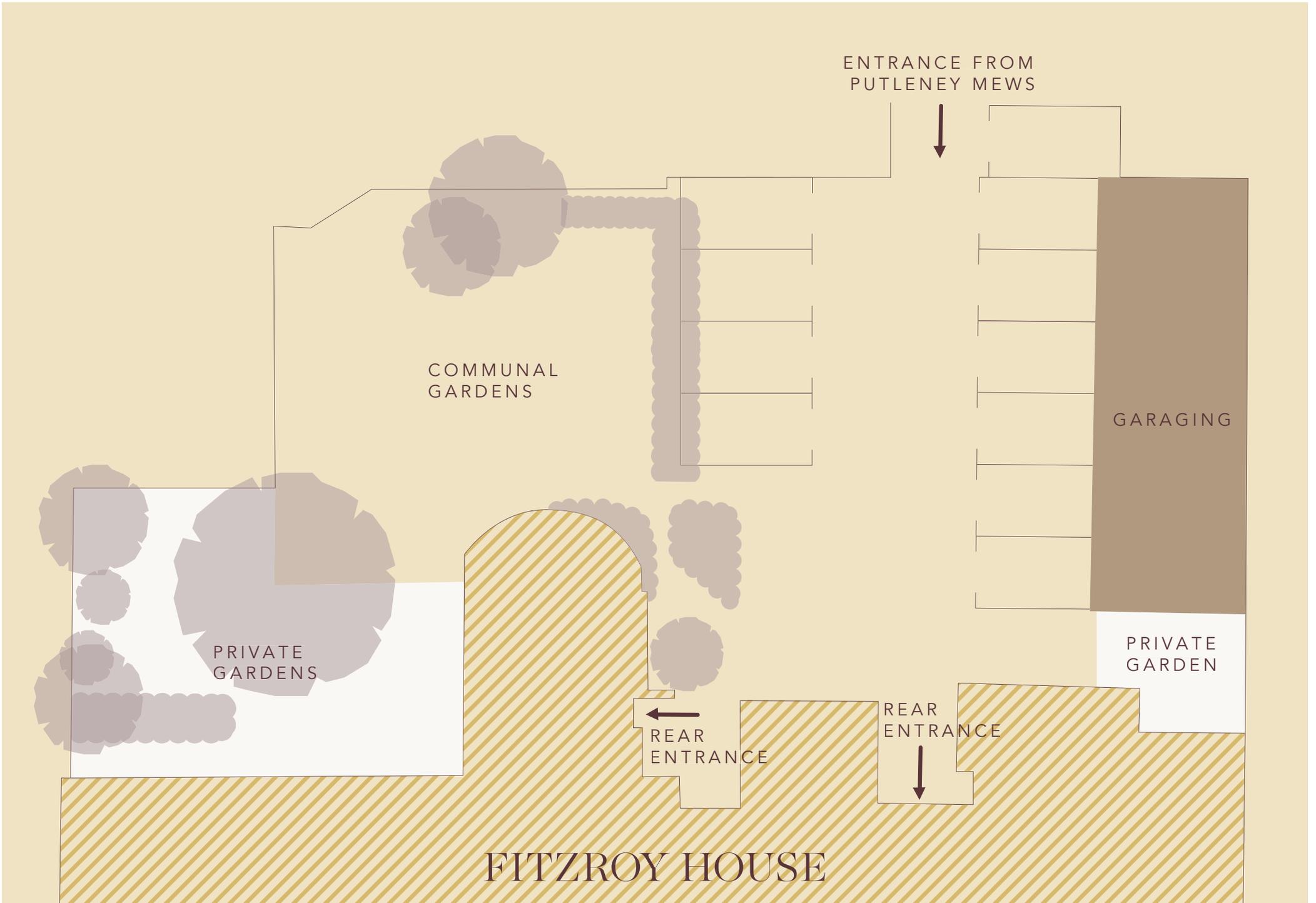
KITCHEN, LIVING & DINING ROOM	6.60 x 4.80m	21'7" x 15'8"
MASTER BEDROOM	6.60 x 3.60m	21'7" x 11'9"
EN SUITE BATHROOM	3.20 x 1.81m	10'5" x 5'11"
SECOND BEDROOM	4.45 x 4.25m	14'7" x 13'11"
THIRD BEDROOM	5.10 x 4.85m	16'8" x 15'10"
BATHROOM	2.00 x 1.95m	6'6" x 6'4"
UTILITY ROOM	1.80 x 1.73m	5'10" x 5'8"

Apartment No. 28

KITCHEN, LIVING & DINING ROOM	4.95 x 4.62m	16'2" x 15'1"
MASTER BEDROOM	5.10 x 3.10m	16'8" x 10'2"
BATHROOM	2.38 x 1.73m	7'9" x 5'8"
STUDY	3.13 x 2.83m	10'3" x 9'3"



FITZROY HOUSE





Important Information

Postcode

BA2 4DW

Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Tenure

Leasehold - 999 year lease

Local Authority

Bath and North East Somerset Council

Viewings

Viewings by appointment with Savills

Important Notice

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