



# FITZROY HOUSE • APARTMENT 28

Great Pulteney Street • Bath • BA2 4DW

*Exclusive development in the World Heritage City of Bath*

One bedroom

Third floor

Grade I Listed property

Located in the heart of Bath

Bulthaup kitchen

Lift access

Show apartment open Thursday - Saturday 10am - 4pm

Move in this spring

£475,000



APARTMENT 28



## Description

Apartment 28, Fitzroy House is an exquisite example of a period Georgian one bedroom apartment located on the 3rd floor of this grade 1 listed property. The apartment is accessed at ground level via a grand reception hall and staircase spiralling up to the upper accommodation levels. Alternatively there is a lift. Upon exiting the lift there is a communal lobby shared with one other residence and a well-proportioned front door leading to the apartment. A spacious entrance hall includes a lovely study area together with excellent built in storage. Off the hall is a double bedroom with built in wardrobes. The south facing open plan kitchen reception is bathed in light with large windows allowing for fabulous uninterrupted views towards Prior Park.

Fitzroy House is a unique collection of one, two and three bedroom luxury apartments located in the very heart of Bath. These lateral residences of distinction are positioned in Bath's widest and arguably most grand of addresses - Great Pulteney Street. Fitzroy House spans five Grade 1 listed townhouses and has been developed to offer the very best in modern living combined with the provenance of such a historic building and location. Each apartment has been thoughtfully considered and features highlights such as private terraces or balconies, parking or private entrances whilst all benefit from Bulthaup kitchens, a communal garden and lift access to most apartments. The incomparable location in Bath city centre is the pièce de résistance whilst Fitzroy House enjoys privacy and far reaching bucolic views from many of the apartments - city living with few of the compromises.

## Location

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.

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

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18/02/01 ED. Kingfisher Print and Design. 01803 867087.

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