



A beautiful Grade I listed courtyard apartment

Great Pulteney Street, Bath

Leasehold





Entrance hall • Drawing Room • Kitchen • Dining Room • Master Bedroom with En Suite Shower Room • 2 Further Bedrooms • 2 Bathrooms • Study Area • Cellar • Private Courtyard Gardens • Communal Garden

Description

The Courtyard Apartment is situated in a grand townhouse in Great Pulteney Street. The property, unusually has a triple aspect as it occupies a corner building with windows which run down Sunderland Street. The apartment has its own access from Sunderland Street with a private gate leading down to its own front door and attractive courtyard.

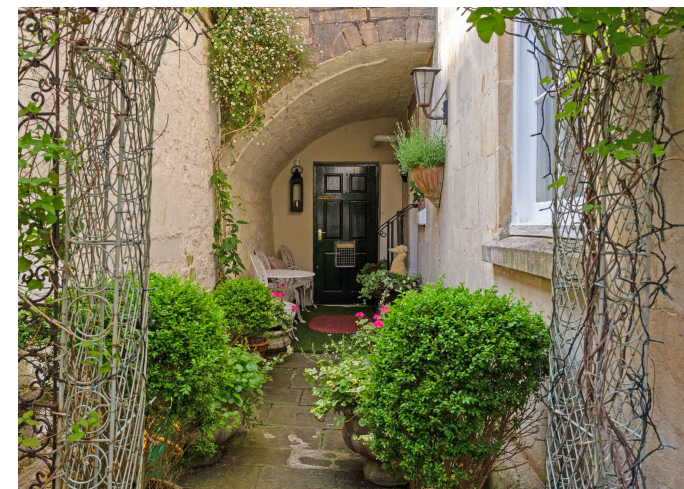
Entering the apartment through the front door you are greeted by the entrance hall which to the right leads to a wonderful drawing room with ashlar fireplace, four sash windows and period cornicing. This leads through to a contemporary style kitchen and to a cosy dining room, situated in a converted vault.

To the left hand side of the hall is the master bedroom with its own en suite shower room. There are plenty of fitted wardrobes and views over the rear gardens. Also off the hall is a further bedroom with a fitted cupboard housing the washing machine. A further bathroom is also accessed from the hall. Downstairs is a further bedroom and bathroom, a hall which our client uses as a study area and a large cellar

Outside the flat there is a small courtyard fronting Great Pulteney Street which is accessed from the kitchen and also via steps down from the front of the building.

Externally

To the side of the apartment is a charming courtyard garden where our client has created a wonderful space in which to sit. There is also a communal garden at the rear and the courtyard apartment



Situation

Occupying a magnificent position within one of the most historic and architecturally finest Georgian streets in Bath, the discerning buyer is offered the rare opportunity to join such illustrious names as William Wilberforce, Napoleon III and Admiral Earl Howe in owning property in Great Pulteney Street.

The city centre is within approximately 0.2 miles past the fountain at Laura Place and across the famous Pulteney Bridge.

The Recreation Ground - the home ground of Bath Rugby Club - is located to the rear of the property.

Behind the opposite side of Great Pulteney Street, the carefully manicured gardens of Henrietta Park can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street.

From Sydney Gardens, attractive walks and cycle rides may be enjoyed along the Kennet and Avon Canal giving access to beautiful open countryside. The wide range of amenities including extensive shopping, museum theatre and art galleries are available in the city centre, whilst Waitrose is within approx. 0.2 miles on foot. Several well-regarded schools, both private and state are available within the area.

Tenure

Leasehold (999 year lease from 24th June 1980)

There is a Management Company in operation and the Garden Maisonette is responsible for a one-fifth share of the charges.

Services

All mains services are connected.

Energy Performance

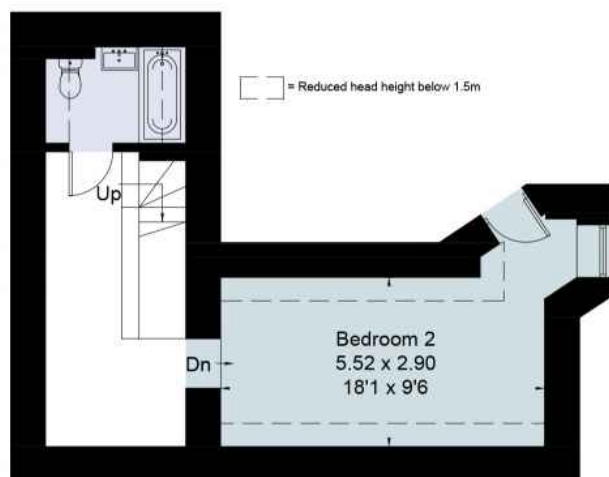
A copy of the full Energy Performance Certificate is available upon request.

Viewing

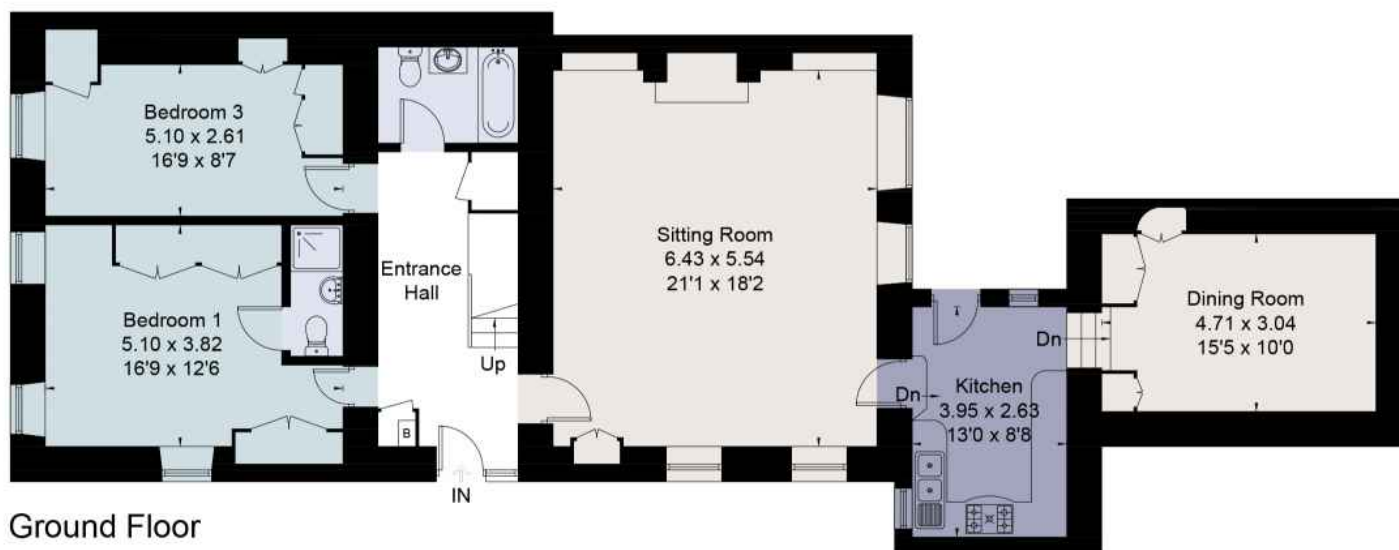
Strictly by appointment with Savills.







Lower Ground Floor



Ground Floor

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