



**30 GREAT PULTENEY STREET**  
Bath

Carter Jonas



## GARDEN APARTMENT, 30 GREAT PULTENEY STREET, BATH, SOMERSET, BA2 4BU

Sitting room • Kitchen/breakfast room • Two double bedrooms • Shower room • Family bathroom • Beautiful level garden with access to Henrietta Park • On-street permit parking

### DESCRIPTION

We are pleased to offer this light and spacious two double bedroom garden apartment with its own private entrance on the iconic Great Pulteney Street. With original period features and tall sash windows, this delightful apartment is bright and airy with a welcoming feel and fabulous garden, with easy access from the rear to Henrietta Park.

Steps lead down from the street to a front courtyard with the front door leading into a generous hallway that runs the length of the apartment. There is a light bright sitting room to the front, with a kitchen dining room, and double bedroom with ensuite shower room running along this hallway. An additional double bedroom at the back of the apartment looks out onto the wonderful garden, and there is also a family bathroom at this end. The back door leads out onto a paved area and lawned garden, which is south facing and is a haven of tranquillity, with a rectangular pond, and well planted borders. All in all, this is the perfect central retreat in Bath city centre.

### SITUATION

Great Pulteney Street was built in 1789 and is one of the best addresses in Bath. It is crowned at both ends, to the East by the Holburne Art Museum and to the West by the Robert Adam designed Pulteney Bridge and the picturesque fountain of Laura Place. This street is a historic place to live, having been home to Jane Austen and William Wilberforce.

**AN ATTRACTIVE TWO BEDROOM, TWO BATHROOM GARDEN APARTMENT WITH A LEVEL 72 FT X 24 FT GARDEN WITH ACCESS INTO HENRIETTA PARK LOCATED ON ONE OF BATH'S MOST HISTORIC STREETS IN THE HEART OF THE CITY.**









A short, level walk from the building leads to the eclectic collection of shops and restaurants that the city has to offer, as well as a nearby Waitrose supermarket. Behind Great Pulteney Street is Bath Recreation Ground, home to Bath Rugby, whilst the picturesque canal path leading to Bradford on Avon is 300m away, just behind the Holburne Museum. Bath is a UK world heritage city famous for its Roman origins and Georgian architecture and its cosmopolitan lifestyle with good communications. It is served by a mainline railway service providing easy access to London and Bristol. The M4 motorway is accessed at junction 18 approximately 10 miles to the north.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold

**Planning:** Listed Grade I

**Management Charge:** £300 pcm

**Ground Rent:** N/a

**Services:** All mains services are connected

**Council Tax:** Band D

**EPC:** Band C

**Directions:** From the City Centre, on foot, proceed over Pulteney Bridge onto Laura Place and into Great Pulteney Street No.30 can be found on the left-hand side at the end of Great Pulteney Street











## Great Pulteney Street, Bath, BA2

Approximate Area = 1116 sq ft / 103.7 sq m (excludes garden)

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1125068

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