



**74 GREAT PULTENEY STREET**  
Bath

Carter Jonas

## SECOND FLOOR FLAT, 74 GREAT PULTENEY STREET, BATH, SOMERSET, BA2 4DL

Sitting/dining room • Kitchen/breakfast room • Double bedroom • Shower room • WC  
EPC rating TBC

### DESCRIPTION

We are pleased to offer this light and spacious one bedroom apartment on the second floor of a beautiful Georgian Townhouse on the iconic Great Pulteney Street. With high ceilings, period features and tall sash windows, this delightful apartment is bright and airy and has a welcoming feeling of space and light.

There are far reaching fabulous views to the rear of the property from the substantial sitting/dining room with high ceilings and you can see a good portion of the Bath Rugby ground. The kitchen/breakfast room also takes in these splendid views and both rooms see out to the hills beyond.

At the front of the property is the large double bedroom and a beautifully fitted Ripples modern bathroom with underfloor heated stone floors and shower cubicle. There is a separate WC across the hall. The bedroom is of a generous size and looks out onto the stunning Great Pulteney Street.

### 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.

**A SUPERB ONE BEDROOM APARTMENT WITHIN THIS PRESTIGIOUS  
GRADE I LISTED TERRACE IN THE CENTRE OF BATH.**



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.

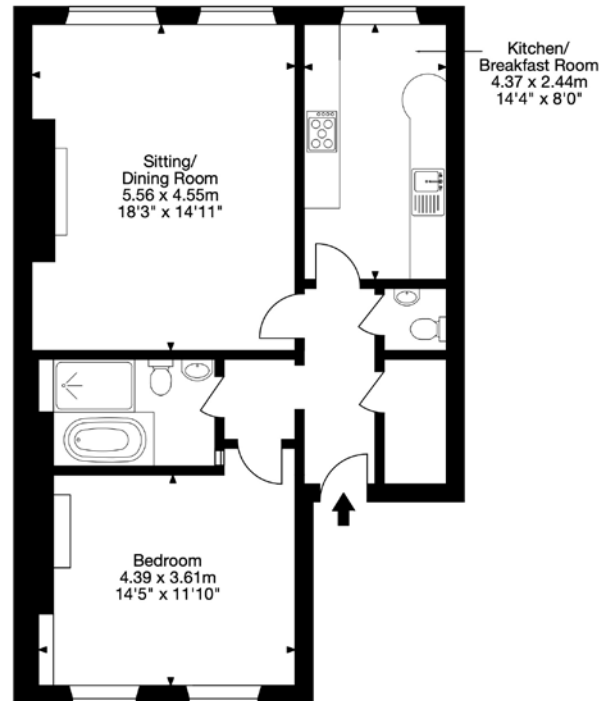
**Services:** All mains services are connected.

**Viewing:** Strictly by appointment with Carter Jonas.

**Council Tax:** Band D



Second Floor Flat  
74 Great Pulteney Street, Bath, Somerset BA2 4DL  
Gross Internal Area (Approx.)  
71 sq m / 770 sq ft



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#### IMPORTANT INFORMATION

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