



6 HENRIETTA STREET
Bath

Carter Jonas

SECOND FLOOR FLAT, 6 HENRIETTA STREET, BATH, SOMERSET, BA2 6LL

A DELIGHTFUL, BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITHIN THIS SUPERBLY LOCATED GRADE I LISTED TERRACE IN THE CENTRE OF BATH

- Bath City Centre 0.2 miles
- Bath Spa Station 0.5 miles (London Paddington from 83 minutes and Bristol Temple Meads from 12 minutes)

Living room/Dining room • Kitchen • Two Double bedrooms • Shower room & WC • Ancillary office/Study
EPC band C

DESCRIPTION

This wonderful apartment is light and spacious and has two bedrooms and is situated on the second floor of a beautiful Georgian Townhouse. It is in an excellent location on the quiet but centrally located Henrietta Street close to Great Pulteney Street and Pulteney Bridge. The property benefits from high ceilings, period features and tall sash windows, and is decorated to a high standard throughout.

The living/dining room is of an excellent size with ample room for lounging and dining and looks out to Henrietta Street to the front. At the rear of the property is the large double bedroom and to the front is the other bedroom which could also be used as a study/office. A fitted modern shower room with WC sit off the hall. There is also a separate ancillary office/study to the half landing accessed from the communal hallway. The kitchen is connected through an archway to the main living room and has integrated modern appliances.

SITUATION

Henrietta Street is situated just off Great Pulteney Street and was built in 1789 at the same time and is one of the best addresses in Bath.



It is adjacent to Henrietta Park, and is close to the Robert Adam designed Pulteney Bridge and the picturesque fountain of Laura Place. The area is a historic place to live, having been homes to both Jane Austen and William Wilberforce.

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

Services: All mains services are connected

Council Tax: Band D

Viewing: Strictly by appointment with Carter Jonas



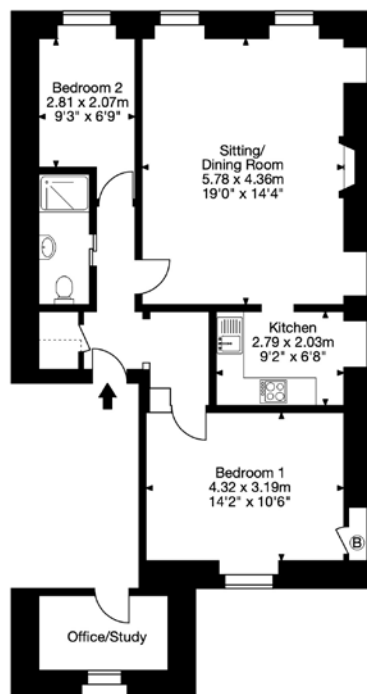
Second Floor Flat, 6 Henrietta Street, Bath, Somerset BA2 6LL

Gross Internal Area (Approx.)

Main House = 71 sq m / 764 sq ft

Office/Study = 5 sq m / 43 sq ft

Total Area = 76 sq m / 807 sq ft



Second Floor

Capture Property Marketing 2023. Drawn to RICS guidelines.
All measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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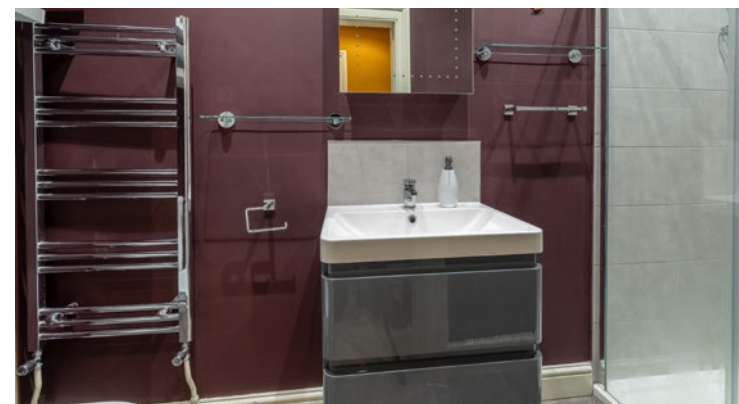
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