



25 GREAT PULTENEY STREET
Bath

Carter Jonas

FIRST FLOOR FLAT, 25 GREAT PULTENEY STREET, BATH, SOMERSET, BA2 4BU

- Bath City Centre 0.3 miles
- Sydney Gardens 0.2 miles
- Kennet and Avon Canal Path 0.3 miles
- Bath Spa Station 0.5 miles (London Paddington from 76 minutes and Bristol Temple Meads from 11 minutes)

Communal hall • Reception hall • Sitting room •
Kitchen • Two bedrooms • Bathroom

DESCRIPTION

This is an excellent opportunity to acquire a two-bedroom apartment in need of renovation situated on the first floor within a Grade I listed Georgian townhouse. Situated on the much sought after Great Pulteney Street, leading from Sydney Gardens and the Holburne Museum to the city centre.

The sitting room and kitchen are currently separated by a stud wall which subject to consents could be removed to provide an open-plan space. A bedroom sits adjacent, also looking out to the front. To the rear of the property is the principal bedroom with an ensuite bathroom to the side, also separated by stud wall. We think there is an opportunity to re-work the layout of this property to provide a main bathroom to the apartment. The property is located on the favoured Henrietta Park side of the street with leafy park views to the rear.

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 William Wilberforce, among others.

A LARGE TWO-BEDROOM FIRST FLOOR APARTMENT SITUATED ON BATH'S GRANDEST STREET, GREAT PULTENEY STREET. THE PROPERTY IS IN NEED OF RENOVATION AND IS BEING SOLD WITH NO ONWARD CHAIN.



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 (999 years from 25 March 1987)

Planning: The building is Listed Grade I

Service Charge: £3,914.89 per annum

Ground Rent: £20 per annum

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band D

EPC: Band F

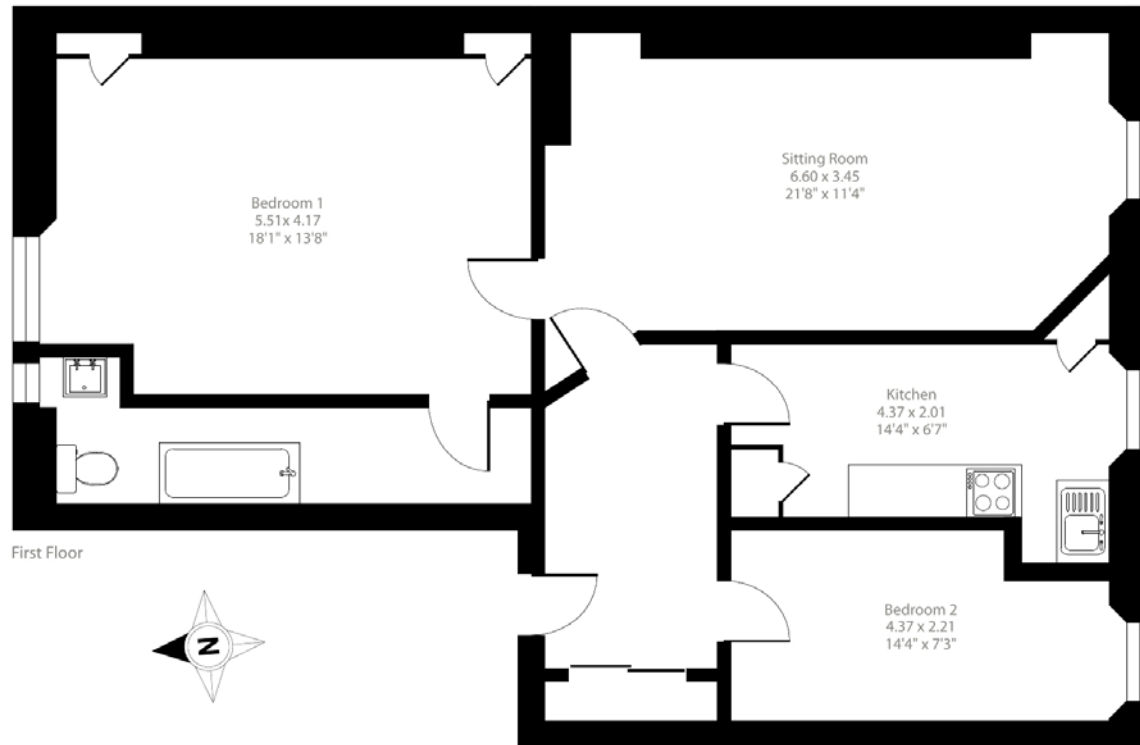
Viewing: Strictly by appointment with Carter Jonas



Great Pulteney Street, Bath, BA2

Approximate Area = 907 sq ft / 84.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1303266



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