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Tim Bennett 
AND ASSOCIATES

TOWN & COUNTRY ESTATE AGENTS

Garden Apartment, 41a Great Pulteney Street, Bathwick, Bath. BA2 4DP

An exciting opportunity to acquire this elegant, newly refurbished, garden apartment in one of Georgian Bath's premier residential locations. Large windows and tall ceilings abound.

**Within ½ miles' level walk of the city centre
bedrooms (master with en-suite washroom)**

Picturesque front courtyard & vault storage room

Ideally placed for Sydney Gdns and pleasant walks along the Kennet & Avon

Elegant fitted kitchen/living room with bay window to rear Two

Beautiful bathroom Generous rear garden

Close to local amenities in Bathwick Street

EPC- D and Council Tax Band C To Let £1,345 pcm

DESCRIPTION

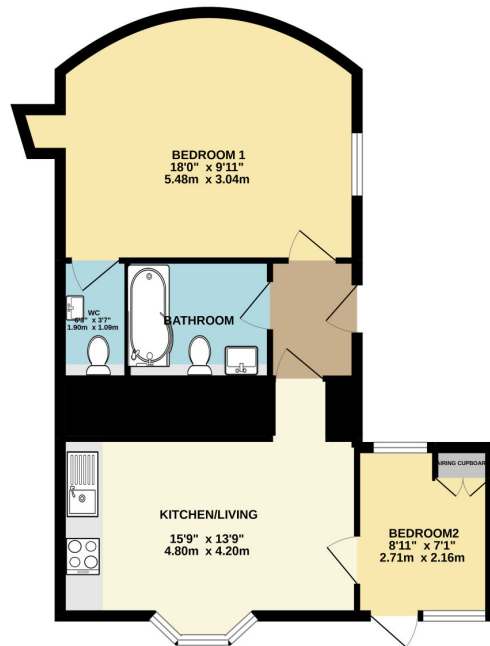
An exciting opportunity to acquire this elegant, newly refurbished, two bedroomed garden apartment in one of Georgian Bath's premier residential locations. Large windows and tall ceilings abound.

LOCATION

Great Pulteney Street justifiably enjoys its place as one of the jewels in the crown of Georgian path. Lying between the exquisite Pulteney Bridge and the clipped lawns of Sydney Gardens and the Holbourne Museum it is within less than ½ miles' level walk of the city centre. Great Pulteney Street was set out by the celebrated architect Thomas Baldwin in 1789 and is now considered one of Europe's finest and widest Georgian streets. Notable residents who have made their homes here include William Wilberforce, Louis XVIII of France, Louis Napoleon Bonaparte, Admirals Hood



GROUND FLOOR



and Howe and Lord Lytton. Bath city centre offers a wide range of amenities including extensive shopping, theatre and art galleries, whilst a more local array of day-to-day shopping can be found in nearby Bathwick Street. A choice of local schools is available within the area including The Royal High School for Girls, King Edwards School and Kingswood School on Lansdown. Commuters will be pleased to note that excellent rail services are afforded within 10-15 minutes' walk from Bath Spa Station, with high-speed links to London Paddington taking approximately 90 minutes. Junction 18 of the M4 giving access to London, Bristol and the M5 serving the Midlands and Southwest is located at Tormarton some 10 miles north of the City.



Regency House, 3 Princes Street, Bath BA1 1HL T: 01225 325857
E: tim@timbennettandassociates.co.uk www.timbennettandassociates.co.uk