



Flat 31, Connaught Mansions, Great Pulteney Street, Bath, Somerset, BA2 4BP
Asking Price £495,000

Central Location | First Floor | 2 Double Bedrooms | Grand
Sitting/Dining Room | Kitchen | Bathroom | Private Parking
Space | Lift Access



DESCRIPTION

Connaught Mansions is an impressive Grade I Listed development of apartments, ideally located on Great Pulteney Street and providing excellent level access into Bath city centre with local shops and amenities on the doorstep including Waitrose, a chemist, hairdressers, restaurants and bars, the Holburne Museum and plenty of green spaces nearby at Sydney Gardens and Henrietta Gardens.

The building features grand communal areas, including a ground floor reception area, impressive hallway and staircases with the beneficial feature of lift access.

This light and spacious first floor apartment overlooks Great Pulteney Street and comprises a hall with storage cupboard, two double bedrooms, bathroom, kitchen and a grand sitting/dining room, perfect for entertaining. The apartment benefits from high ceilings, period features and sash windows. There is a well-equipped kitchen with units either side and the bathroom has a full-length bath with shower over and wash hand basin vanity unit and WC.

The property also has the added benefit of a private parking space at the rear.

Bath is a UNESCO World Heritage Site, well known for its Georgian architecture and Roman history, and provides a rich array of entertainment and cultural facilities. The city boasts two universities and many well-regarded state and independent schools.

LEASEHOLD

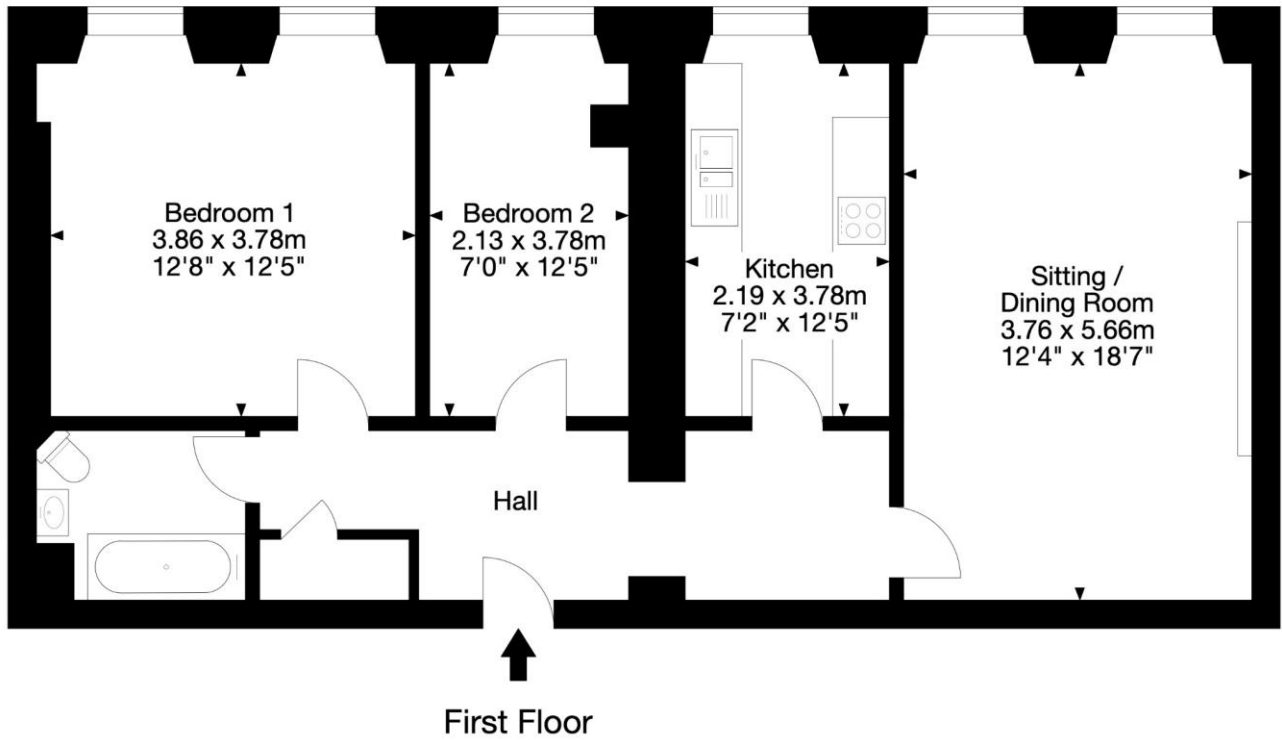
TENURE 999 Years from 1st January 1979



LOCATION

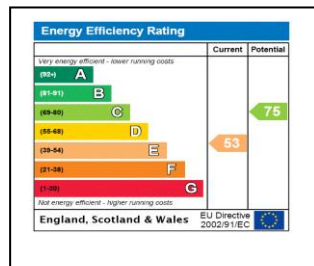
Location: There is a mainline rail link to London Paddington (journey time approx. 90 mins) and Bristol Temple Meads (journey time approx. 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

31 Connaught Mansions, Bath BA2 4BP
 Gross Internal Area (Approx.)
 77 sq m / 830 sq ft



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Capture



COUNCIL TAX- E
LOCAL AUTHORITY - Bath & North East Somerset Council.
SERVICE CHARGE - £2,090.83 6 monthly
LEASE- Remainder of 999 year from 1st Jan 1979

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.