



3 Gerrard Buildings, Bath, Somerset, BA2 4DQ

**Asking Price £595,000**

2 double bedroom flat with garage located in a quiet position close to Bath's City Centre.



## DESCRIPTION

Located in the heart of Georgian Bath this spacious property can be found just off the prestigious Great Pulteney Street with a peaceful outlook over the recreation ground.

This spacious first floor flat with lift access has 2 double bedrooms; with built in storage, a large sitting room with French doors opening onto a balcony and fitted kitchen with; dishwasher, washing machine, fridge/freezer and freestanding cooker.

The bathroom comprises a bath, hand basin, toilet and shower cubicle. There is also the added benefit of a separate w/c.

This property also comes with a garage which is a great benefit especially being so close to Bath's city centre. There is also parking for visitors to the front of Gerrard Buildings.

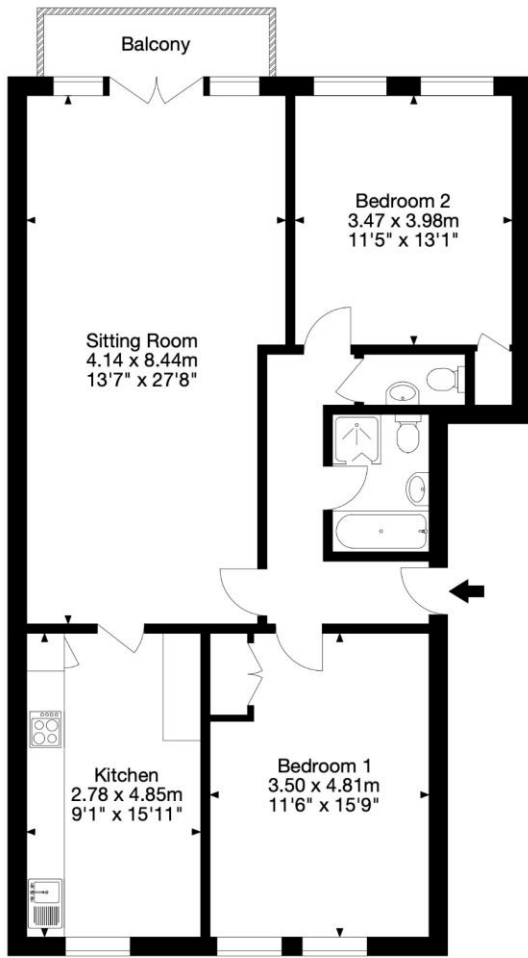
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## LOCATION

Location: Situated in Pulteney Mews just behind Great Pulteney Street directly overlooking the Rec and the bowling and croquet club. It is a, mostly level, 200m walk in to the city centre with all of its shops, restaurants, cafes, theatres and cultural attractions. The famous Bath Rugby club play on the Rec just behind the building and both the Kennet and Avon canal and Avon river are within a short walk.

3 Gerrard Buildings, Bathwick, Bath BA2 4DQ  
Gross Internal Area (Approx.)  
93 sq m / 1,001 sq ft



First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.



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