

# Wrights



**Flat 18, Lawrence House Lower Bristol Road**  
Bath BA2 9ET

**Monthly Rental Of £1,095**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**One bedroom second floor flat**

**Lamiate flooring throughout**

**Off road parking**

**electric central heating**

**Built in wardrobe**

**Good access to Bristol**

**Unfurnished**

**Available early May**

**Wrights Residential are delighted to present this one bedroom second floor flat, situated on the Bristol side of Bath. Features include central heating, laminate flooring throughout, an open plan kitchen/living room, double bedroom with built in wardrobe, shower room, double glazing and off road parking. Available early May, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With laminate flooring and boiler cupboard.

#### **Living Room**

With laminate flooring and two double glazed windows. Open plan into...

#### **Kitchen area**

With a range of modern wall and base units, worktops over, integrated electric oven and gas hob, sink/drainers and space for fridge and washing machine.

#### **Bedroom**

With laminate flooring, built in double wardrobe and two double glazed windows.

#### **Shower room**

With shower enclosure, W.C and hand basin.

#### **Council tax**

The property is currently in council tax band A.

#### **Services**

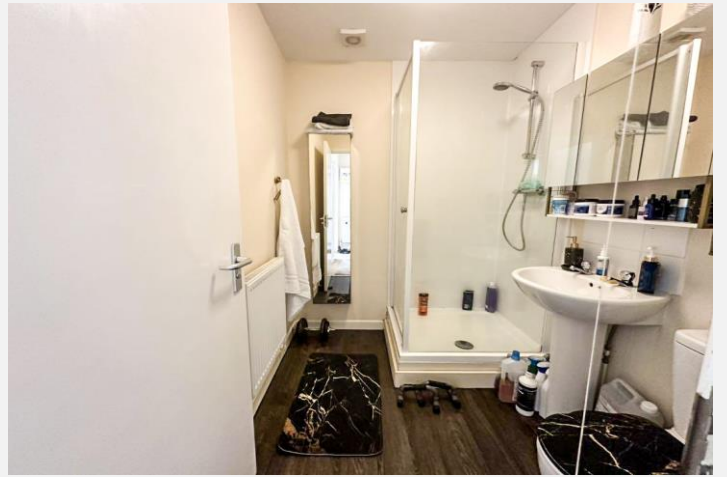
Mains electricity, water and drainage are connected. The property is heated by an electric central heating boiler to radiators. Please note that the Agent has not tested any appliances.

#### **Broadband**

Standard broadband is available (source - Ofcom)  
Predicted maximum download speed - 23Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



## Ground Floor

