

# Wrights



**Flat 29, Lawrence House Lower Bristol Road**  
Bath BA2 9ET

**Monthly Rental Of £1,195**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Spacious two bedroom apartment**

**Comunal lift**

**Laminate flooring throughout**

**Available immediately**

**Open plan kitchen/living room with lovely views to the rear**

**Electric central heating**

**Off road parking**

**Unfurnished**

**Wrights Residential are delighted to present this spacious two bedroom top floor apartment, situated on the outskirts of Bath, within easy reach of Bristol. Features include an open plan kitchen/living room with lovely views to the rear, electric central heating, double glazing, laminate flooring throughout and off road parking. Available immediately, unfurnished.**

**The property comprises**

**Entrance Hall**

With intercom phone and wood laminate flooring.

**Open plan kitchen/living room** *13' 5" x 16' 2" (4.08m x 4.93m)*

With wood laminate flooring, large double glazed windows offering views to the rear and a range of modern eye level and base units with worktops over, integrated oven/hob with extractor hood over, space for fridge and plumbing for washing machine.

**Bedroom 1** *9' 10" x 9' 11" (3.00m x 3.01m)*

With wood laminate flooring and double glazed window to the rear.

**Bedroom 2** *8' 10" x 9' 5" (2.70m x 2.86m) max*

With wood laminate flooring, cupboard housing electric boiler and double glazed window to the rear.

**Shower Room**

With white suite comprising shower enclosure with mains shower, W.C and hand basin.

**Externally**

One road parking for one vehicle within the residents' carpark.

**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.



Fourth Floor

