

Wrights



Flat 6 136A Wells Road
Bath BA2 3AH

Monthly Rental Of £1,195



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Two bedroom first floor apartment

Electric central heating

Two double bedrooms with built in wardrobes

Unfurnished

Situated within walking distance of the city centre

Open plan kitchen/living room

Shower room

Available from early June

This two double bedroom first floor apartment is situated on the popular Bear Flat, within walking distance of Bath city centre. Features include an open plan kitchen/living room, two double bedrooms with built in wardrobes, shower room, laminate flooring throughout and electric central heating. Available from early June, unfurnished.

The property comprises

Hall

With intercom phone, wood laminate flooring and radiator.

Open plan Kitchen/Living Room *11' 3" x 14' 4" (3.42m x 4.37m)*

With wood laminate flooring, a range of eye level and base units, integrated electric oven and induction hob with extractor hood over, one and a half bowl sink/drain, wall mounted electric boiler, space for fridge/freezer and washing machine, radiator and PVCu double glazed window.

Bedroom 1 *13' 5" x 8' 1" (4.08m x 2.47m) approx*

With wood laminate flooring, built in wardrobe, radiator and PVC double glazed window.

Bedroom 2 *12' 4" x 8' 2" (3.77m x 2.48m)*

With wood laminate flooring, built in wardrobe, radiator and PVC double glazed window.

Shower Room

With suite comprises double shower enclosure with mains shower, hand basin and W.C, radiator and extractor fan.

Council tax

The property is currently in council tax band D.

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.

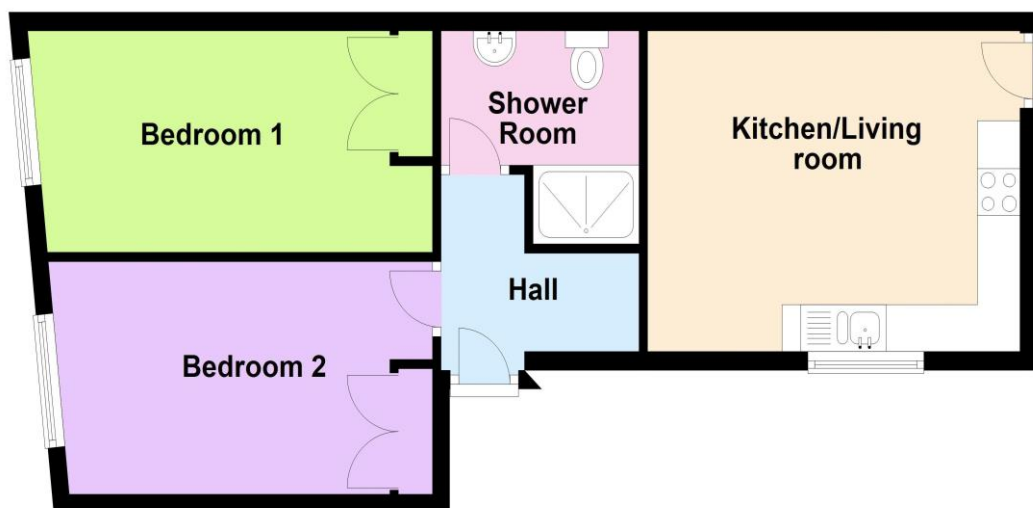
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 46.1 sq. metres (495.8 sq. feet)