



**Top Floor Flat,6 Albion Terrace**  
Bath BA1 3AF

**Monthly Rental Of £1,250**



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

**Gas central heating**

**Open plan Kitchen/Living room**

**Shower room**

**Close to City Centre**

**Laminate flooring throughout**

**Two double bedrooms**

**Unfurnished**

**This two double bedroom top floor apartment is situated opposite Victoria Park, within easy reach of Bath City Centre. Features include gas central heating, laminate flooring throughout and a modern open plan Kitchen/Living room. Available unfurnished from early November.**

### **The property comprises**

#### **Entrance Hall**

#### **Open plan Kitchen/Living Room** *11' 3" x 13' 9" (3.42m x 4.20m) max*

With wood laminate flooring, modern Kitchen area with integrated oven/hob and space for fridge and washing machine, radiator, and sash window to the front. \*Please note this property does not come with a fridge or washing machine.

#### **Bedroom 1** *13' 1" x 9' 5" (3.99m x 2.87m)*

With wood laminate flooring, built in storage cupboards, feature fireplace, radiator and window to the rear.

#### **Bedroom 2** *8' 6" x 13' 4" (2.59m x 4.07m)*

Another good size double bedroom with wood laminate flooring, built in storage cupboard, radiator and window to the rear.

#### **Shower Room**

With suite comprising shower enclosure with mains shower, W.C and hand basin, radiator and velux window.

### **Council tax**

The property is in council tax band B.

### **Services**

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

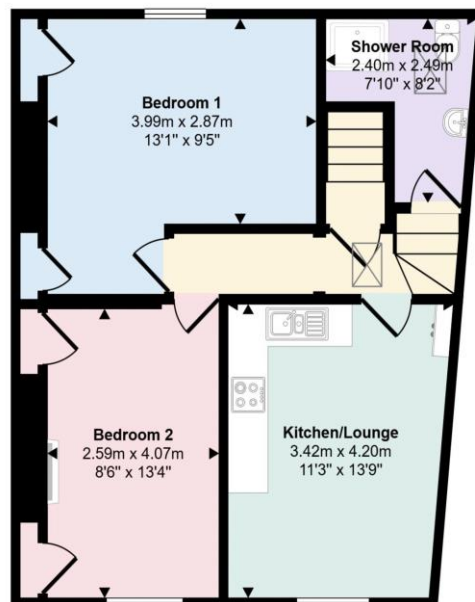
### **Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 330Mbps

### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.





**Top Floor Flat**  
Approx 54 sq m / 582 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.