



Flat 7, 80 Lorne Road
Bath BA2 3BZ

Monthly Rental Of £995



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

Studio apartment

Electric central heating

Built in wardrobe

Available from early October

Situated within walking distance to the city centre

Double glazing

Unfurnished

This top floor studio apartment is ideally situated within easy reach of Bath City Centre. Features include electric central heating, double glazing, wood laminate flooring throughout and built in wardrobe. Available from early October, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring and double panel radiator. Opens into...

Kitchen Area *9' 3" x 9' 0" (2.83m x 2.74m)*

With laminate flooring, a range of eye level and base units, rolled edge worktops with upstands, integrated electric oven and hob with extractor hood over, space for fridge freezer and washing machine and inset ceiling spotlights. Opens into...

Lounge/Bedroom *15' 8" x 13' 11" (4.77m x 4.23m)*

With laminate flooring, double panel radiator, television point, built in wardrobe and two double glazed windows to the front.

Shower Room

White suite comprising shower enclosure with mains shower, low level w.c, pedestal hand basin, double panel radiator and extractor fan.

Council tax

The property is currently in council tax band B.

EPC

The current EPC rating is C (74)

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

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

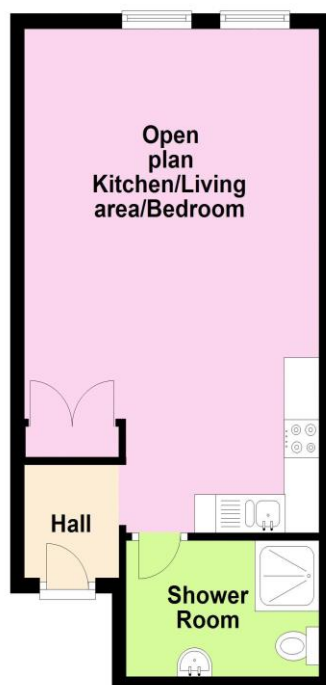
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Second Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 33.9 sq. metres (365.3 sq. feet)