



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

Monthly Rental Of £1,095



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

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 December, unfurnished.

The property comprises

Entrance Hall

With laminate flooring and boiler cupboard.

Kitchen/Living Room

With wood laminate flooring, a range of modern wall and base units, worktops over, integrated electric oven and gas hob, space for fridge/freezer and washing machine, sink/drainage and two double glazed windows.

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.

EPC Rating

The current EPC rating is C (77)

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

