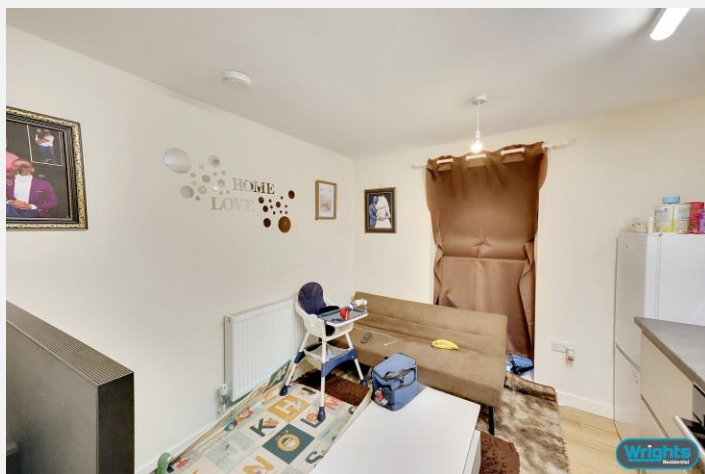




Flat 1 6 Wellsway

Bath BA2 3AQ

Monthly Rental Of £1,150



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

Modern two bedroom first floor apartment

Double glazing

Open plan kitchen/living room

Unfurnished

Electric central heating

Double glazing

Shower room

Available from early December

This modern two 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, electric central heating, double glazing and laminate flooring throughout. Available from early December, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring.

Open plan Kitchen/Living Room *9' 6" x 12' 7"* *(2.90m x 3.84m)*

With wood laminate flooring, a range of eye level and base units, worktops with upstands, electric oven with induction hob and extractor hood over, space for fridge/freezer and washing machine, radiator and double glazed window.

Bedroom 1 *7' 8" x 10' 3"* *(2.33m x 3.12m)*

With wood laminate flooring, radiator and double glazed window.

Bedroom 2 *10' 7" x 12' 6"* *(3.23m x 3.82m)*

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

Shower Room

With suite comprising shower enclosure with mains shower, W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window.

Council tax

The property is currently in council tax band C.

EPC Rating

The current EPC rating is E (54)

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

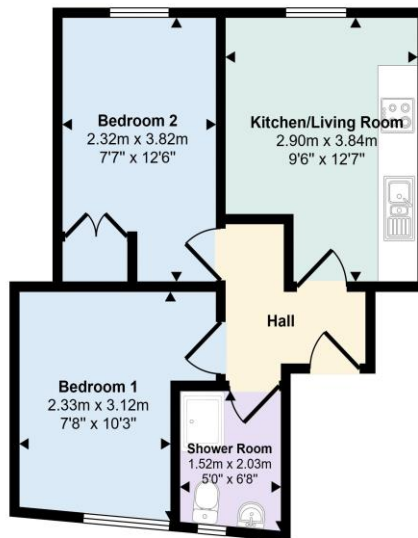
Ultra fast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
35 sq m / 379 sq ft



Floorplan

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.