



Flat 2,1C Lymore Gardens
Bath BA2 1AQ

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 ground floor apartment

Recently refurbished

Situated within the popular Oldfield Park area of Bath

Electric heating

Spacious lounge

Separate kitchen

Two double bedrooms

Modern fitted shower room with rainfall shower

This recently refurbished two bedroom ground floor apartment is situated within the popular Oldfield Park area of Bath. Features include a spacious lounge, separate kitchen, two double bedrooms and a newly fitted shower room with rainfall shower. Available immediately, unfurnished.

The property comprises

Entrance Hall

Broadband

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

Lounge 15' 10" x 11' 2" (4.83m x 3.40m)

With wall mounted electric heater, inset ceiling spotlights and skylight window.

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Kitchen 5' 7" x 10' 7" (1.69m x 3.23m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor hood over, sink/drain unit and space for fridge and washing machine.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.

Bedroom 1 11' 6" x 11' 5" (3.50m x 3.47m)

With wall mounted electric heater, inset ceiling spotlights and skylight window.

Bedroom 2 8' 8" x 11' 1" (2.63m x 3.38m)

With wall mounted electric heater, inset ceiling spotlight and three windows to the rear.

Shower Room

With tiled flooring and splash backs, white suite comprising large walk in shower enclosure with rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and extractor fan.

Council tax

The property is in council tax band A.

EPC Rating

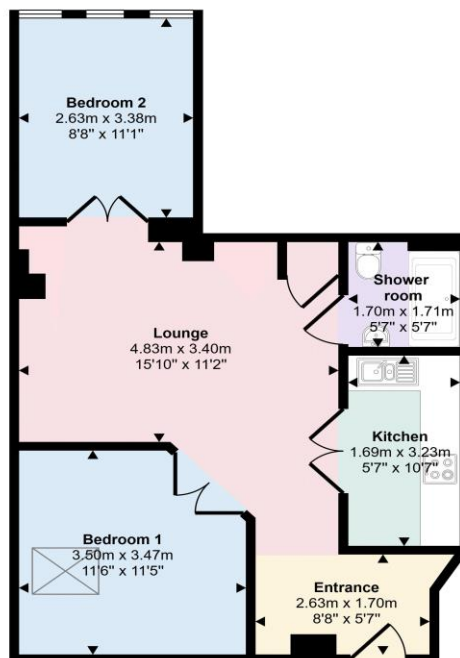
The current EPC rating is C (75)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.



Approx Gross Internal Area
56 sq m / 604 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.