



Flat 2 143 Calton Road

Bath BA2 4PP

Monthly Rental Of £1,295



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

Two bedroom apartment

Stunning views across the City

Close to Widcombe Parade

Fantastic kitchen/diner

Situated in the sought after Widcombe

Less than a mile from City centre and railway station

Gas central heating

En-suite shower room and bathroom

This two bedroom apartment is set in an elevated position with stunning views across the City of Bath. The property is conveniently located within the sought after Widcombe, less than a mile from Bath Spa Station and the centre of Bath and close to Widcombe Parade, with its desirable village atmosphere. Available unfurnished from early January.

The property comprises:

Entrance hall

With storage cupboard and double panel radiator.

Lounge *15' 5" max x 11' 1" (4.70m max x 3.39m)*

With double panel radiator and two windows offering stunning views across the City.

Kitchen/Diner *13' 2" x 11' 5" (4.01m x 3.47m)*

The stunning kitchen comprises a range of modern high gloss wall and base units with work tops over, inset sink, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and washing machine. There is also a double panel radiator, inset ceiling spotlights and a windows offering far reaching views across Bath.

Bedroom 1 *13' 9" max x 9' 1" (4.19m max x 2.76m)*

With double panel radiator and two windows.

En-suite

With fully tiled floor and walls, inset ceiling spotlights and a suite comprising close coupled W.C, hand basin with vanity unit under and walk in shower.

Bedroom 2 *10' 0" max x 9' 2" (3.04m max x 2.79m)*

With double panel radiator and two windows.

Shower Room

With fully tiled floor and walls, inset ceiling spotlights and suite comprising close coupled W.C, hand basin with vanity unit under and walk in shower.

Council Tax

The property is currently in council tax band A

Energy Performance Certificate

Current energy rating C (74).

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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.



First Floor

