



Flat 23, Lawrence House Lower Bristol Road
Bath BA2 9ET

Monthly Rental Of £1,200



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Two bedroom apartment

Spacious kitchen/living area

Communal lift

Unfurnished

Electric central heating

Laminate flooring throughout

Secure parking

Available early January

This two double bedroom third floor apartment is situated on the outskirts of Bath, within easy reach of Bristol. Features include a spacious open plan kitchen/living room, two double bedrooms with built in wardrobe, electric central heating, double glazing and off road parking for one vehicle. Available from early January, unfurnished

The apartment comprises

Entrance Hall

With coat cupboard, storage cupboard and boiler cupboard.

Kitchen/Living Room

Spacious room with modern kitchen area, oven/hob and space for fridge/freezer and washing machine.

Bedroom 1

Double bedroom with built in wardrobes.

Bedroom 2

Double bedroom with built in wardrobes.

Shower Room

With white suite comprising 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 B (81)

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.



First Floor

