



Flat 25, Lawrence House Lower Bristol Road
Bath BA2 9ET

Monthly Rental Of £1,095



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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One bedroom apartment

Situated on the outskirts of Bath

Third floor

Electric central heating

Off road parking

Unfurnished

Available from early January

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

The property comprises

Entrance hall

With wood laminate flooring, storage cupboard and boiler cupboard,

Kitchen/living room

With wood laminate flooring, a range of modern wall and base units with worktop space over, integrated oven and hob with extractor hood over, space for fridge and washing machine and double glazed windows to the front and side.

Bedroom

Double bedroom with wood laminate flooring and double glazed window.

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 B (83)

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.



Third Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 36.0 sq. metres (387.2 sq. feet)