



**Flat 7, Lawrence House Lower Bristol Road  
Bath BA2 9ET**

**Monthly Rental Of £995**



**One bedroom ground floor flat**

**Electric central heating**

**Built in wardrobe**

**Unfurnished**

**Laminate flooring throughout**

**Off road parking**

**Good access to Bristol**

**Available early February**

**This one bedroom ground floor flat is situated on the Bristol side of Bath. Features include electric central heating, laminate flooring throughout, double glazing and off road parking. Available from early February, unfurnished.**

**The property comprises:**

**Entrance Hall**

With wood laminate flooring and cupboard housing electric boiler.

**Open plan kitchen/living area**

With laminate flooring, a range of eye level and base units, worktops with upstands, sink/drainer, integrated oven/hob with extractor hood over, space for fridge and washing machine and double glazed window to the front.

**Double bedroom**

With laminate flooring, built in wardrobe and double glazed window to the front.

**Shower Room**

With white suite comprising W.C, hand basin and shower enclosure.

**Externally**

Off road parking for one vehicle within the resident's carpark.

**Council tax**

The property is currently in council tax band A.

**EPC rating**

The current EPC rating is D (70)

**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.

**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.



## Ground Floor

