



**Flat 2, 151-152 High Street**  
Bath BA2 1BY

**Monthly Rental Of £1,050**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

## One bedroom apartment

Spacious open plan Living room/Kitchen

Double glazing

Unfurnished

## Ground Floor

Electric heating

Private courtyard garden

Available mid February

This spacious and modern one bedroom garden apartment is situated close to many amenities within the Twerton area of Bath. Features include a spacious open plan Kitchen/Living room, electric central heating, double glazing, bedroom with built in wardrobe and a private courtyard garden. Available from mid February, unfurnished.

### The property comprises

#### Entrance Hall

With laminate flooring and double panel radiator.

#### Open plan kitchen/living room *20' 4" x 16' 1" (6.19m x 4.91m) max*

With laminate flooring, two double panel radiators, television point, a range of eye level and base units, integrated electric oven, ceramic hob and extractor hood, one and a half bowl sink/drainers, space for washing machine and fridge freezer, dual aspect velux windows and large double glazed french doors to the garden.

#### Bedroom *12' 0" x 9' 10" (3.67m x 2.99m) max*

With laminate flooring, double panel radiator, television point, built in wardrobe and double glazed window.

#### Shower Room

With suite comprising shower enclosure, pedestal hand basin, low level w.c, double panel radiator and extractor fan.

#### Externally

The flat comes with its own private courtyard garden

#### Council tax

The property is in council tax band A.

### 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.

### Energy Performance

The current EPC rating is B (82)

### Broadband

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

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom..



**Ground Floor**

