



**Flat 31, Lawrence House Lower Bristol Road
Bath BA2 9ET**

Monthly Rental Of £2,190



Stunning three bedroom apartment

Comunal lift

Large balcony

Available August 2023

Open plan kitchen/living

Electric central heating

Part furnished

STUDENT PROPERTY This spacious three bedroom top floor apartment is situated on the outskirts of Bath. Features include a large open plan kitchen/living room, electric central heating, laminate flooring throughout, off road parking and a large balcony accessed from the living area and master bedroom. Available August 2026, part furnished.

The property comprises

Entrance Hall

With wood laminate flooring, double panel radiator and intercom phone.

Lounge/Kitchen 18' 8" x 18' 7" (5.70m x 5.66m) max

With wood laminate flooring, a range of wall and base units, worktops and up stands, integrated oven and hob with extractor hood, fridge, sink drainer, double panel radiator, table and two benches and four PVCu double glazed windows with access to balcony.

Bedroom 1 13' 3" x 9' 3" (4.03m x 2.81m)

With wood laminate flooring, double panel radiator, built in wardrobe, desk and PVCu double glazed window.

Bedroom 2 9' 5" x 8' 6" (2.88m x 2.58m)

With wood laminate flooring, double panel radiator, built in wardrobe, desk and PVCu double glazed window.

Bedroom 3 9' 5" x 8' 5" (2.88m x 2.56m)

With wood laminate flooring, double panel radiator, desk and PVCu double glazed window.

Shower Room

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

W.C

With w.c and pedestal hand basin, double panel radiator and extractor fan.

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 C (73)

Broadband

Standard broadband is available (source - Ofcom)
Predicted maximum download speed - 21Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Fourth Floor

