



Flat 2 6 Wellsway

Bath BA2 3AQ

Monthly Rental Of £1,050



Modern two bedroom upper floor apartment

Laminate flooring throughout

Two double bedrooms

Situated in the sought after Bearflat area of Bath

Electric central heating

Open plan kitchen/living room

Shower room

Unfurnished

This modern two bedroom top floor apartment is situated in the sought after Bearflat area of Bath, within walking distance of the City centre. Features include electric central heating, laminate flooring throughout, an open plan kitchen/living room, two double bedrooms and shower room. Available from early February, unfurnished.

The property comprises

Second floor

Entrance Hall

With wood laminate flooring.

Kitchen/living room *16' 0" x 9' 1" (4.87m x 2.78m)
max*

With wood laminate flooring, radiator, a range of eye level and base units, worktops with upstands, integrated electric oven and induction hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl Sink/drainer and PVCu double glazed window to the rear.

Bedroom 1 *14' 11" x 8' 10" (4.54m x 2.70m)*

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

Bedroom 2 *9' 1" x 8' 1" (2.78m x 2.47m)*

With wood laminate flooring, radiator and PVCu double glazed window to the front.

Shower Room

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator and PVCu double glazed window to the rear.

Council tax

The property is currently in council tax band C.

EPC rating

The current EPC rating is D (66)

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

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

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.



Second Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 37.7 sq. metres (406.2 sq. feet)