



Flat 8,1C Lymore Gardens
Bath BA2 1AQ

Monthly Rental Of £800



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Studio apartment

Situated with the Oldfield Park area

Spacious open plan living room/bedroom

Separate kitchen

Electric heating

Available late August

Wrights Residential are delighted to present this spacious first floor studio apartment situated in Oldfield Park. Benefits include electric heating and modern kitchen and bathroom. Available late August, unfurnished.

The property comprises:

Open plan lounge/bedroom: *19' 1" x 11' 11" (5.82m x 3.64m)*

With electric heater and sky light window.

Kitchen *7' 3" x 11' 11" (2.22m x 3.64m)*

With a range of base units with worktops over, integrated electric oven and hob, space for fridge and washing machine, wall mounted electric heater and velux window.

Bathroom

With suite comprising bath with shower over, W.C and hand basin.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is C (78)

Services

Mains electricity, water and drainage are connected. 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.



First Floor

Approx. 35.7 sq. metres (384.8 sq. feet)

