



Flat 3 6 Wellsway

Bath BA2 3AQ

Monthly Rental Of £1,150



One bedroom top floor apartment

Laminate flooring throughout

Double bedroom

Unfurnished

Electric central heating

Open plan kitchen/living room

Shower room

Situated in the sought after Bear flat area of Bath

This one 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, double bedroom and shower room. Available from early september, unfurnished.

The property comprises

Third floor

Entrance Hall

With wood laminate flooring.

Open plan kitchen/living room 22' 2" x 6' 10" (6.75m x 2.09m)

With wood laminate flooring, two radiators, a range of eye level and base units with upstands, integrated electric oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl sink/drainers and PVCu double glazed windows to the front and rear.

Bedroom 12' 6" x 9' 7" (3.81m x 2.92m)

With wood laminate flooring, radiator, built in wardrobe 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 extractor fan.

Council tax

The property is in council tax band C.

Energy Performance

The current EPC rating is C (76)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom)
Predicted maximum download speed - 291Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



Top Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 31.3 sq. metres (337.2 sq. feet)