

Flat 2, 3 Lansdown Road
Bath BA1 5EE

Monthly Rental Of £950





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

One bedroom first floor apartment

Within walking distance of the city centre

Gas central heating

Double bedroom

Shower Room

Unfurnished

Available immediately

This one bedroom first floor flat is situated on Lansdown Road in the sought-after city of Bath. The accommodation comprises a lounge opening into a compact kitchen, a bedroom and a shower room. The property further benefits from gas central heating and is available immediately, unfurnished.

The property comprises

Lounge
With double panel radiator and sash window to the rear. Opens into...

Kitchen
With a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven and ceramic hob, space for under counter fridge and washing machine and window to the side.

Bedroom
With double panel radiator, built in cupboard and shelving, feature fireplace and sash window to the front.

Shower Room
With suite comprising W.C, pedestal hand basin and walk in shower enclosure with electric shower.

Council tax
The property is in council tax band A.

Energy Performance
The current EPC rating is C (69)

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired 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 - 10000Mbps

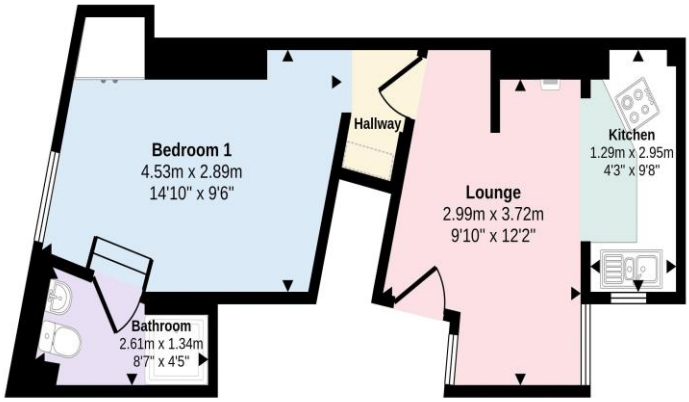
Mobile phone coverage
Outdoor coverage is good - source Ofcom.







Approx Gross Internal Area
32 sq m / 343 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.