



Flat 4, 80 Lorne Road
Bath BA2 3BZ

Monthly Rental Of £1,095



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious one bedroom apartment

Electric central heating

Open plan kitchen/living room

Shower room

Close to Bath city centre

Double glazing

Double bedroom with built in wardrobe

Unfurnished

Wrights Residential are delighted to bring to the market this stunning one bedroom apartment, ideally situated within easy reach of Bath City Centre. The property benefits from wood laminate flooring throughout, a spacious open plan kitchen/living room, double bedroom with built in wardrobe, shower room, electric central heating and double glazing. Available from late January, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring and double panel radiator.

Open plan lounge/kitchen 19' 9" x 15' 5" (6.03m x 4.71m)

Extremely spacious with wood laminate flooring, two double panel radiators, built in storage cupboard, television point, a range of eye level and base units, integrated electric oven and hob with extractor hood over, space for fridge freezer and washing machine, one and a half bowl sink/drainers and double glazed bay window to the front.

Bedroom 15' 11" x 9' 8" (4.84m x 2.95m)

Large double bedroom with wood laminate flooring, built in wardrobe, double panel radiator and three double glazed windows to the rear.

Shower Room

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

Council tax

The property is currently in council tax band A.

EPC rating

The current EPC rating is B (82)

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 - 330Mbps

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.



First Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



Total area: approx. 52.2 sq. metres (562.0 sq. feet)