



First floor flat, 42 Lorne Road
Bath BA2 3BZ

Monthly Rental Of £1,095



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom first/second floor maisonette

Within easy reach of Bath City centre

Gas central heating

PVCu double glazing

Kitchen/diner

Spacious bathroom

Unfurnished

Available from mid February

This two bedroom first/second floor maisonette is situated within easy reach of Bath City Centre. Features include a spacious kitchen/diner, large bathroom with shower over the bath, gas central heating and PVCu double glazing. Available from mid February, unfurnished.

The property comprises

Council tax

The property is currently in council tax band A.

Ground Floor

Communal entrance hall

With door to flat and stairs to the first floor.

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.

First Floor

Bathroom

With suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator and PVCu double glazed window to the rear.

Broadband

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

Kitchen/Diner *14' 2" x 9' 11" (4.33m x 3.03m)*

With a range of eye level and base units, worktop with splash backs, inset sink unit, integrated electric oven and ceramic hob with extractor hood over, radiator and PVCu double glazed window to the rear.

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Lounge *13' 0" x 6' 7" (3.95m x 2.00m)*

With radiator and PVCu double glazed window to the front.

Energy Performance

The current EPC rating is E (54)

Bedroom 2 *9' 8" x 7' 6" (2.94m x 2.28m)*

With radiator and PVCu double glazed window to the front.

Second floor

Landing

Bedroom 1 *13' 9" x 11' 2" (4.20m x 3.40m) max*

With radiator and Velux windows to the front and rear.



First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Second Floor

Approx. 15.1 sq. metres (162.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.6 sq. feet)