



**First floor flat, 42 Lorne Road**  
Bath BA2 3BZ

**Monthly Rental Of £1,095**



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| <b>Two bedroom first/second floor maisonette</b> | <b>Within easy reach of Bath City centre</b> |
| <b>Gas central heating</b>                       | <b>PVCu double glazing</b>                   |
| <b>Kitchen/diner</b>                             | <b>Spacious bathroom</b>                     |
| <b>Unfurnished</b>                               | <b>Available from mid February</b>           |

**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**

#### **Ground Floor**

##### **Communal entrance hall**

With door to flat and stairs to the first floor.

#### **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.

##### **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.

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

With radiator and PVCu double glazed window to the front.

##### **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.

#### **Council tax**

The property is currently in council tax band A.

#### **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 - 1000Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

#### **Energy Performance**

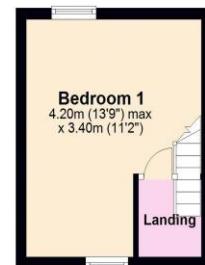
The current EPC rating is E (54)



**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)