



Flat 1 Brook House Lower Bristol Road
Bath BA2 9EL

Monthly Rental Of £1,295



Two double bedroom ground floor apartment

Spacious open plan kitchen/living room

Two double bedrooms with built in wardrobes

Shower room

Electric central heating

Double glazing

Off road parking

Unfurnished

This modern two bedroom ground floor apartment is situated on the outskirts of Bath and offers spacious, well presented accommodation. Features include a generous open plan kitchen/living room, two double bedrooms and a shower room, together with electric central heating, PVCu double glazing and off-road parking for one vehicle. The property is offered unfurnished and is available immediately.

The property comprises

Council tax

The property is in council tax band B.

Entrance Hall

With radiator and PVCu double glazed window to the side.

Energy performance

The current EPC rating is B (83)

Open plan kitchen/living room *23' 0" x 18' 4" (7.00m x 5.58m) max*

With wood laminate flooring, a range of eye level and base units with worktops over, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, sink/drain unit, two radiators, Juliet balconies to the side and front and PVCu double glazed window to the front.

Services

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

Broadband

Standard broadband is available (source - Ofcom)
Predicted maximum download speed - 23Mbps

Hall

With storage cupboard.

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Bedroom 1 *12' 7" x 11' 11" (3.83m x 3.63m) plus wardrobe*

With wood laminate flooring, radiator, built in wardrobe and PVCu double glazed window to the side.

Bedroom 2 *11' 11" x 10' 11" (3.63m x 3.33m) plus wardrobe*

With wood laminate flooring, radiator, built in wardrobe and PVCu double glazed windows to the front and side.

Shower Room

With white suite comprising shower enclosure with mains shower, W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.



Ground Floor

Approx. 71.6 sq. metres (771.2 sq. feet)

