



Flat 1, 13 Morford Street
Bath BA1 2RJ

Monthly Rental Of £1,100



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

One bedroom ground floor flat

Easy access to Bath city centre

Bedroom with built-in wardrobe

Gas central heating

Convenient location on Morford Street

Open plan kitchen/living room

Bathroom with shower over the bath

Close to local amenities and transport links

Wrights Residential are delighted to offer this one bedroom ground floor flat, conveniently situated within easy reach of Bath city centre and its excellent range of amenities. The accommodation comprises an entrance hall, open plan kitchen/living room, bedroom with built-in wardrobe, and a bathroom fitted with a shower over the bath. Further benefits include gas central heating. An ideal home for a single professional or couple seeking well-presented accommodation with excellent access to Bath city centre, local amenities and transport links.

The property comprises

Entrance Hall

With radiator.

Open plan Kitchen/Living Room *11' 5" x 13' 9"* *(3.49m x 4.19m)*

With a range of eye level and base units, worktops with splash backs, integrated electric oven and ceramic hob, space for fridge and washing machine, radiator and sash window.

Bedroom *7' 3" x 7' 9"* *(2.20m x 2.37m)* plus wardrobe

With radiator, built in wardrobe and sash window.

Bathroom

With suite comprising bath with electric shower over, hand basin and W.C.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is E (49)

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

Superfast broadband is available (source - Ofcom)
Predicted maximum download speed - 251Mbps

Mobile phone coverage

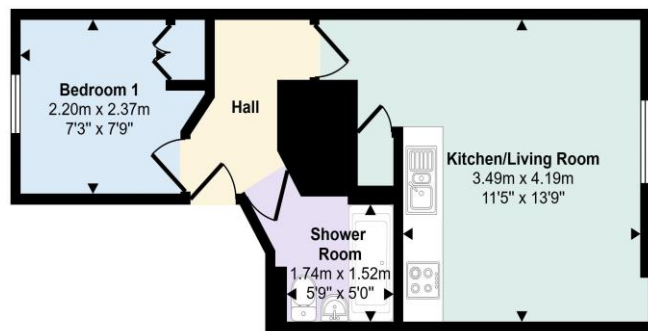
Outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including



Approx Gross Internal Area
32 sq m / 348 sq ft



Floorplan

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.