



Flat 9,1C Lymore Gardens
Bath BA2 1AQ

Monthly Rental Of £600



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Split level studio flat

Laid out across three levels

Electric heating

Situated on outskirts of Oldfield Park

Unfurnished

Available mid September

This split-level studio apartment is situated within the popular Oldfield Park area of Bath, offering convenient access to local amenities and transport links. The accommodation is arranged over three levels, with an entrance hall on the ground floor and stairs rising to the first floor, where there is a kitchen and shower room. Further stairs lead to the second floor, which provides a lounge/bedroom area. The property is available from mid September and offered unfurnished.

The property comprises:

Ground Floor

Entrance Hall

First Floor

Landing

Kitchen *5' 5" x 10' 11" (1.66m x 3.32m)*

With a range of wall and base units, work tops over, sink/drain, integrated oven/hob and space for washing machine and fridge.

Shower Room

With suite comprising shower enclosure, W.C and hand basin.

Second floor

Lounge/Bedroom *8' 4" x 19' 2" (2.53m x 5.85m) max*

With wall mounted electric heater and two Velux windows.

Council tax

The property is in council tax band A.

Services

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

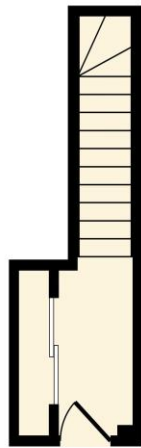
Broadband

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

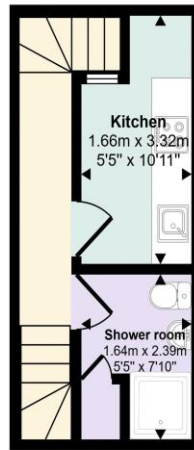
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Approx Gross Internal Area
36 sq m / 391 sq ft



Ground Floor
Approx 7 sq m / 74 sq ft



First Floor
Approx 15 sq m / 158 sq ft



Second Floor
Approx 15 sq m / 159 sq ft

 Denotes head height below 1.5m

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.