



Flat 8,13-15 Wellsway
Bath BA2 4QN

Monthly Rental Of £1,095



Two bedroom top floor flat	Situated on Bear Flat
Electric central heating	Double glazing
Open plan kitchen/living room	Two double bedrooms
Shower room	Unfurnished

This two bedroom top floor apartment is situated on the desirable Bear Flat, within easy reach of Bath city centre. Features include electric central heating, two double bedroom, an open plan kitchen/living room and shower room. Available from early January, unfurnished.

The property comprises

First Floor

Entrance Hall

With wood laminate flooring, PVCu double glazed window to the front and stairs to the second floor with storage cupboard under.

Second floor

Hallway

With wood laminate flooring.

Open plan kitchen/living room *13' 5" x 13' 2" (4.10m x 4.02m)*

With wood laminate flooring, a range of base units, worktops with tiled splash backs, integrated electric oven and hob, space for fridge and washing machine, radiator, built in storage cupboard and Velux window to the front.

Bedroom 1 *14' 7" x 12' 6" (4.44m x 3.82m) max - restricted ceiling height*

With wood laminate flooring, radiator and Velux window to the side.

Bedroom 2 *12' 6" x 8' 1" (3.80m x 2.46m) max - restricted ceiling height*

With wood laminate flooring, radiator and Velux window to the front.

Shower Room

With white suite comprising shower enclosure with mains shower, W.C and hand basin, radiator and Velux window to the side.

Council tax

The property is in council tax band B.

EPC rating

The current EPC rating is D (67)

Services

Mains electricity, water and drainage are connected. The property is heated by an electric 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.



