



Flat 11, Lawrence House Lower Bristol Road
Bath BA2 9ET

Monthly Rental Of £1,100



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

One bedroom first floor flat

Laminate flooring throughout

off road parking

Unfurnished

Good access to Bristol

Central heating

Built in wardrobe

Available early September

This one bedroom first floor flat, is situated on the Bristol side of Bath. Features include central heating, laminate flooring throughout, an open plan kitchen/living room, double bedroom with built in wardrobe, shower room, double glazing and off road parking. Available early September, unfurnished.

The apartment comprises:

Entrance hall

With laminate flooring and boiler cupboard.

Living Room

With laminate flooring and double glazed window.
Open plan into...

Kitchen area

With a range of modern wall and base units, worktops over, integrated electric oven and gas hob, sink/drainage and space for fridge and washing machine.

Bedroom

With laminate flooring, built in double wardrobe and double glazed window.

Shower Room

With suite comprising shower enclosure with mains shower, W.C and hand basin, radiator and extractor fan.

Externally

Off road parking for one vehicle.

Council tax

The property is currently in council tax band A.

Energy Performance

The current EPC rating is C (77)

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

Standard available (source - Ofcom) Predicted maximum download speed - 21Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



First Floor

