



Ground Floor Flat, 139 Lower Bristol Road
Bath BA2 3DL

Monthly Rental Of £1,195



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

One bedroom ground floor flat

Gas central heating

Small courtyard garden

Situated within easy reach of city centre

Kitchen/diner

Spacious lounge

Double bedroom

This extremely spacious one bedroom ground floor flat is situated within easy reach of the city centre. The property benefits gas central heating, a kitchen/diner, spacious lounge, double bedroom, shower room and a small courtyard garden. Available early September, unfurnished.

The property comprises

Hall

Lounge

With radiator and PVCu double glazed bay window to the front.

Kitchen

With a range of eye level and base units, rolled edge worktops with upstands, sink/drain, integrated oven and hob, radiator and PVCu double glazed window.

Bedroom

With radiator and PVCu double glazed window.

Shower Room

With suite comprising w.c, hand basin, bath with shower over, radiator and PVCu double glazed window.

Externally

Small courtyard garden to the side of the property.

Council tax

The property is currently in council tax band B.

Energy Performance

The current EPC rating is D (58)

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

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



