



**Flat 1, Colleagues House, 130-132 Wells Road
Bath BA2 3AH**

Monthly Rental Of £1,250



Two bedroom apartment	Walking distance to Bath City Centre
Ground floor	Electric central heating
Double glazing	Unfurnished
Available early March	

This modern two double bedroom ground floor apartment is situated on Bear Flat, within walking distance of Bath city centre. Features include an open plan kitchen/living room, two double bedrooms with built in wardrobes, shower room, electric central heating and double glazing., Available early March, unfurnished.

The property comprises

Entrance Hall

Kitchen/Living Room

With wood laminate flooring, range of wall and base units with worktop space over, sink/drainer unit, integrated electric oven and hob with extractor hood over, space for fridge/freezer and plumbing for washing machine.

Bedroom 1

With wood laminate flooring and built in double wardrobe.

Bedroom 2

With wood laminate flooring, built in double wardrobe and boiler cupboard.

Shower Room

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

Council tax

The property is in council tax band B.

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 - 330Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



