



Flat 1, Lawrence House Lower Bristol Road
Bath BA2 9ET

Monthly Rental Of £1,095



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

One bedroom apartment

Electric central heating

Parking

Available early June

Ground floor

Double glazing

Unfurnished

This one bedroom ground floor flat is situated on the Bristol side of Bath. Features include electric central heating, laminate flooring throughout, double glazing and off road parking. Available from early June, unfurnished.

The property comprises:

Hall

With wood laminate flooring and airing cupboard housing electric boiler

Lounge/Kitchen *16' 9" x 11' 0" (5.11m x 3.35m) max*

With wood laminate flooring, a range of wall and base units, worktops and up stands, integrated oven and hob with extractor hood, space for fridge freezer and washing machine, sink drainer, double panel radiator and 2 PVCu double glazed windows to the front.

Bedroom *10' 2" x 13' 1" (3.09m x 4.00m)*

With wood laminate flooring, double panel radiator, built in wardrobe and double glazed window to the front.

Shower Room

With white suite comprising shower enclosure, w.c and pedestal hand basin, double panel 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 (70)

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 broadband is available (source - Ofcom)
Predicted maximum download speed - 23Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

