



**Flat 6, 1 Lower East Hayes**

Bath BA1 6AN

**Monthly Rental Of £800**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**One bedroom top floor apartment**

**Next to morrisons**

**Unfurnished**

**Situated within walking distance to Bath city centre**

**Electric heating**

**Available from mid December**

**Wrights residential are delighted to present this one bedroom top floor apartment, situated within walking distance to Bath city centre and located next to Morrisons on London Road. Features include an open plan kitchen/living room, double bedroom, bathroom with shower over the bath and electric heating. Available from mid December, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With plumbing for washing machine and storage cupboard.

#### **Lounge/Kitchen** *13' 5" x 10' 0" (4.08m x 3.06m)*

With a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven and hob with extractor hood over, space for fridge, sink unit, electric heater, storage cupboard in eaves and window to the rear.

#### **Bedroom** *10' 11" x 10' 8" (3.34m x 3.25m)*

With electric heater, feature fireplace and two sash windows to the front.

#### **Bathroom**

With white suite comprising bath with electric shower over, low level w.c, pedestal hand basin, extractor fan, dimplex heater and sash window to the front.

### **EPC Rating**

The current EPC rating is E (44).

### **Council tax**

The property is in council tax band A.

### **Services**

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

### **Broadband**

Superfast broadband is available (source - Ofcom)  
Predicted maximum download speed - 75Mbps

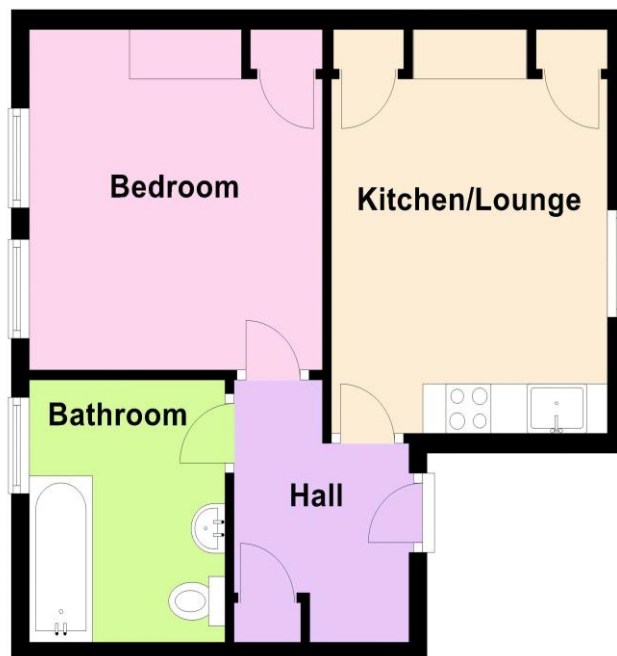
### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



## Ground Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 35.0 sq. metres (377.0 sq. feet)