



Flat 8 136A Wells Road
Bath BA2 3AH

Monthly Rental Of £1,095



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Modern and spacious one bedroom upper floor apartments

Situated within walking distance of the city centre

PVCu double glazing

Electric central heating

Open plan kitchen/living room

Unfurnished

Available from early March

This spacious and modern one bedroom upper floor apartment is situated within the desirable Bear Flat area of Bath, within easy reach of the city centre. Features include electric central heating, double glazing, an open plan kitchen/living room, double bedroom and shower room. Available from early March, unfurnished.

The property comprises

Hall

With wood laminate flooring.

Open plan kitchen/living room *11' 1" x 16' 1" (3.37m x 4.89m)*

With wood laminate flooring, radiator, a range of eye level and base units, worktops with upstands, integrated electric oven and induction hob with extractor hood over, one and a half bowl sink/drain, space for fridge/freezer and washing machine and PVCu double glazed windows.

Bedroom *11' 9" x 11' 7" (3.59m x 3.52m)*

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

Shower Room

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

Council tax

The property is currently in council tax band C.

Energy Performance

The current EPC rating is B (84)

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

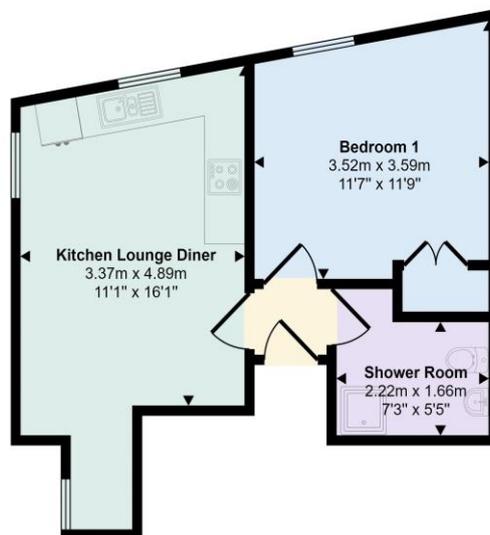
Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 291Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
36 sq m / 388 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.