



Flat 2 6 Wellsway
Bath BA2 3AQ

Monthly Rental Of £1,095



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Modern two bedroom upper floor apartment

Electric central heating

Laminate flooring throughout

Open plan kitchen/living room

Two double bedrooms

Shower room

Situated in the sought after Bearflat area of Bath

Unfurnished

This modern two bedroom top floor apartment is situated in the sought after Bearflat area of Bath, within walking distance of the City centre. Features include electric central heating, laminate flooring throughout, an open plan kitchen/living room, two double bedrooms and shower room. Available from early July, unfurnished.

The property comprises

Second floor

Entrance Hall

With wood laminate flooring.

Kitchen/living room 16' 0" x 9' 1" (4.87m x 2.78m)
max

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, space for fridge/freezer and washing machine, one and a half bowl Sink/drainers and PVCu double glazed window to the rear.

Bedroom 1 14' 11" x 8' 10" (4.54m x 2.70m)

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

Bedroom 2 9' 1" x 8' 1" (2.78m x 2.47m)

With wood laminate flooring, radiator and PVCu double glazed window to the front.

Shower Room

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator and PVCu double glazed window to the rear.

Council tax

The property is currently in council tax band C.

EPC rating

The current EPC rating is D (66)

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Second Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 37.7 sq. metres (406.2 sq. feet)