



**First Floor Flat, 6 Albion Terrace**  
Bath BA1 3AF

**Monthly Rental Of £1,095**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**One bedroom first floor apartment**

**Close to City centre**

**Gas central heating**

**Spacious lounge**

**Separate Kitchen**

**Double bedroom**

**Bathroom with shower over the bath**

**Unfurnished**

This spacious one bedroom first floor apartment is situated opposite Victoria Park, within walking distance of Bath city centre. The property comprises a spacious lounge, a separate kitchen, double bedroom and bathroom with shower over the bath. The property further benefits from gas central heating. Available from early September, unfurnished.

**The property comprises:**

**Entrance Hallway**

**Kitchen** *8' 4" x 13' 8" (2.53m x 4.17m)*

With a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, freestanding cooker with gas hob, space for fridge/freezer and washing machine, wall mounted gas boiler and sash window to the front.

**Lounge** *11' 5" x 13' 7" (3.48m x 4.14m)*

With radiator, feature fireplace and sash window to the front.

**Bedroom** *7' 10" x 12' 11" (2.40m x 3.93m)*

With radiator and sash window to the rear.

**Shower room** *4' 5" x 8' 8" (1.34m x 2.63m)*

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator and obscured window to the rear.

**Council Tax**

The property is in council tax band B.

**Energy Performance**

The current EPC rating is D (58)

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

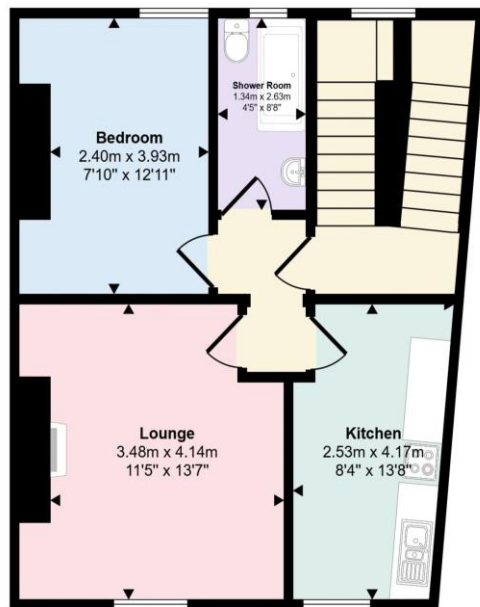
**Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.





**First Floor Flat**  
Approx 55 sq m / 589 sq ft

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.