



Flat 9a,1C Lymore Gardens
Bath BA2 1AQ

Monthly Rental Of £750



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Spacious ground floor studio apartment

Situated on outskirts of Oldfield Park

Open plan lounge/bedroom and kitchen

Modern shower room

Electric heating

Unfurnished

Available mid December

This ground floor studio apartment, is situated on the outskirts of Oldfield Park, within easy reach of Bath City Centre. The property features a spacious lounge/bedroom, open plan kitchen and a separate shower room. Available from mid December, unfurnished.

The property comprises:

Ground Floor

Entrance Hall

Open plan Lounge/Bedroom and Kitchen *20' 2" x 16' 6" (6.15m x 5.04m) max*

A well arranged open-plan living space incorporating a lounge/bedroom area and fitted kitchen. The lounge/bedroom area benefits from a wall mounted electric heater and PVCu double glazed window. The kitchen is fitted with a range of eye level and base units, worktops with upstand, an integrated electric oven, ceramic hob and extractor hood over. There is also space for a fridge and washing machine.

Shower Room

With white suite comprising shower enclosure with mains shower, W.C and hand basin.

Energy Performance

The current EPC rating is D (59)

Services

Mains electricity, water and drainage are connected. 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.



Ground Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



Total area: approx. 28.1 sq. metres (302.8 sq. feet)