



**Flat 18, Lawrence House Lower Bristol Road**  
Bath BA2 9ET

**Monthly Rental Of £1,095**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**One bedroom second floor flat**

**Laminate flooring throughout**

**Off road parking**

**Electric central heating**

**Built in wardrobe**

**Good access to Bristol**

**Unfurnished**

**Available early August**

**Wrights Residential are delighted to present this one bedroom second floor flat, situated on the Bristol side of Bath. Features include central heating, laminate flooring throughout, an open plan kitchen/living room, double bedroom with built in wardrobe, shower room, double glazing and off road parking. Available early August, unfurnished.**

**The property comprises**

**Entrance Hall**

With laminate flooring and boiler cupboard.

**Kitchen/Living Room**

With wood laminate flooring, a range of modern wall and base units, worktops over, integrated electric oven and gas hob, space for fridge/freezer and washing machine, sink/drainage and two double glazed windows.

**Bedroom**

With laminate flooring, built in double wardrobe and two double glazed windows.

**Shower room**

With shower enclosure, W.C and hand basin.

**Council tax**

The property is currently in council tax band A.

**EPC Rating**

The current EPC rating is C (77)

**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**

Standard broadband is available (source - Ofcom)  
Predicted maximum download speed - 23Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



## Second Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 36.0 sq. metres (387.2 sq. feet)