



**Flat 6, Lawrence House Lower Bristol Road**  
Bath BA2 9ET

**Monthly Rental Of £1,150**



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

**Open plan Kitchen/Lounge**

**Shower room**

**Unfurnished**

**Ground floor**

**Double bedroom with built in wardrobe**

**Off road parking**

**Available from early August**

This well presented one bedroom ground floor flat is situated on the Bristol side of Bath. Features include a spacious open plan kitchen/dining room, double bedroom with built in wardrobe, shower room, wood laminate flooring throughout, electric central heating, double glazing and off road parking. Available early August, unfurnished.

**The accommodation comprises:**

**Entrance Hall**

With wood laminate flooring, storage cupboard and cupboard housing electric boiler.

**Open plan kitchen/living room** *11' 6" x 21' 7" (3.51m x 6.58m) max*

With wood laminate, a range eye level and base units with work tops over, sink/drain, integrated oven/hob and space for washing machine and fridge and double glazed windows.

**Bedroom** *11' 6" x 21' 7" (3.51m x 6.58m)*

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

**Shower Room**

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

**Externally**

The property offers off road parking for one vehicle.

**Council tax**

The property is currently in council tax band A.

**Energy Performance**

The current EPC rating is C (69)

**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.



### Ground Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 47.3 sq. metres (509.0 sq. feet)