



Flat 4, Lawrence House Lower Bristol Road
Bath BA2 9ET

Monthly Rental Of £1,250



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Two double bedroom ground floor flat

Large open plan kitchen/living room

Shower room

Available early August

Electric central heating

Two double bedrooms with built in wardrobes

Unfurnished

This spacious two bedroom ground floor apartment is situated on the outskirts of Bath within easy reach of Bristol. Features include a spacious open plan kitchen/living room, two double bedrooms with built in wardrobes, shower room, electric central heating, laminate flooring throughout and off road parking. Available from early August, unfurnished.

The property comprises:

Entrance hall

With wood laminate flooring, double panel radiator and intercom phone.

Spacious open plan kitchen/living room

With wood laminate flooring, a range of wall and base units, worktops and up stands, integrated oven and hob with extractor hood, space for fridge freezer and washing machine, sink drainer, double panel radiator and four PVCu double glazed windows to the rear.

Bedroom 1

With wood laminate flooring, double panel radiator, built in wardrobe and two PVCu double glazed windows to the rear.

Bedroom 2

With wood laminate flooring, double panel radiator, built in wardrobe and two PVCu double glazed windows to the rear.

Shower Room

With white suite comprising shower enclosure, w.c and pedestal hand basin, double panel radiator and extractor fan.

Parking

Off road parking for one vehicle within the resident's car park.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is D (61)

Services

Mains electricity, water and drainage are connected. 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

