



Flat 14, Lawrence House Lower Bristol Road
Bath BA2 9ET

Monthly Rental Of £1,295



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Spacious two bedroom apartment

Bristol side of Bath

Electric central heating

Laminate flooring throughout

Modern open plan kitchen/Living room

Shower room

Off road parking

Unfurnished

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

The property comprises

Entrance Hall

With two storage cupboards and boiler cupboard.

Open plan Kitchen/Living room

This spacious room benefits wood laminate flooring, double glazed windows to the side and rear and a range of modern eye level and base units with worktops over, integrated oven/hob with extractor hood over, space for fridge and plumbing for washing machine.

Bedroom 1

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

Bedroom 2

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

Shower Room

With shower enclosure, W.C and hand basin.

Council tax

The property is currently in council tax band A.

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.



First Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)