



Flat 3, 80 Lorne Road
Bath BA2 3BZ

Monthly Rental Of £1,095



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

Spacious one bedroom apartment

Close to Bath city centre

Electric central heating

Double glazing

Open plan kitchen/living room

Double bedroom with built in wardrobe

Shower room

Unfurnished

Wrights Residential are delighted to bring to the market this stunning one bedroom first floor apartment, ideally situated within easy reach of Bath City Centre. The property benefits from wood laminate flooring throughout, a spacious open plan kitchen/living room, double bedroom with built in wardrobe, shower room, electric central heating and double glazing. Available from early May, unfurnished.

The property comprises

Council tax

The property is currently in council tax band A.

Hall

With wood laminate flooring and double panel radiator.

Energy Performance

The current EPC rating is B (82)

Open plan lounge/kitchen *19' 9" x 15' 5" (6.03m x 4.71m) max*

Extremely spacious with wood laminate flooring, two double panel radiators, built in storage cupboard, television point, a range of eye level and base units, integrated electric oven and hob with extractor hood over, space for fridge freezer and washing machine, one and a half bowl sink/drainers and double glazed bay window to the front.

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.

Bedroom *15' 11" x 9' 8" (4.84m x 2.95m)*

Large double bedroom with wood laminate flooring, built in wardrobe, double panel radiator and three double glazed windows to the rear.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 330Mbps

Shower Room

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 52.2 sq. metres (561.8 sq. feet)