



**Flat 33, Lawrence House Lower Bristol Road
Bath BA2 9ET**

Monthly Rental Of £1,350



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

Two bedroom top floor apartment

Comunal lift

Off road parking

Stunning views

Open plan kitchen/living

Central heating

Balcony

Unfurnished

This two double bedroom top floor apartment is situated on the outskirts of Bath within easy reach of Bristol. Features include electric central heating, laminate flooring throughout, off road parking and a large balcony offering stunning views. Available from early May, unfurnished.

The proeprty comprises:

Entrance hall

With wood laminate flooring, two spacious storage cupboards and boiler cupboard.

Open plan kitchen/living room *21' 3" max x 16' 5" max (6.48m x 5.00m)*

This fantastic room benefits wood laminate flooring, radiator and a modern fitted kitchen with double oven, hob and space for washing machine, dishwasher and american style fridge/freezer. A large floor to ceiling window offers stunning views to the rear, and there are also two windows to the side and french doors opening onto the balcony.

Bedroom 1 *11' 3" x 8' 8" (3.42m x 2.63m)*

With wood laminate flooring, radiator, built in double wardrobe and window with views to the rear.

Bedroom 2 *11' 3" x 8' 6" (3.42m x 2.60m)*

With wood laminate flooring, radiator, built in double wardrobe and window with views to the rear.

Shower Room *8' 2" x 6' 4" (2.48m x 1.94m)*

With white suite comprising W.C, pedestal hand basin and shower cubicle with mains shower.

Parking

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

Council tax

The property is currently in council tax band B.

Energy Performance

The current EPC rating is C (72)

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.



Fourth Floor

