



Flat 2, 3 Lansdown Road
Bath BA1 5EE

Monthly Rental Of £950



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

One bedroom apartment

Within walking distance of the city centre

Gas central heating

Double bedroom

Shower Room

Unfurnished

Available immediately

This one bedroom first floor apartment is situated within walking distance of the city centre. Features include gas central heating, double bedroom and shower room. Available immediately, unfurnished.

The property comprises

Lounge

With double panel radiator and sash window to the rear. Opens into...

Kitchen

With a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven and ceramic hob, under counter fridge freezer, space for washing machine and window to the side.

Bedroom

With double panel radiator, built in cupboard and shelving, feature fireplace and sash window to the front.

Shower Room

With suite comprising W.C, pedestal hand basin and walk in shower enclosure with electric shower.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is C (69)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 2000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



