

Wrights



First floor flat, 42 Lorne Road
Bath BA2 3BZ

Monthly Rental Of £1,095



Two bedroom first/second floor maisonette	Within easy reach of Bath City centre
Gas central heating	PVCu double glazing
Kitchen/diner	Spacious bathroom
Unfurnished	Available immediately

This two bedroom first/second floor maisonette is situated within easy reach of Bath City Centre. Features include a spacious kitchen/diner, large bathroom with shower over the bath, gas central heating and PVCu double glazing. Available immediately, unfurnished.

The property comprises

Ground Floor

Communal entrance hall

With door to flat and stairs to the first floor.

First Floor

Bathroom

With suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator and PVCu double glazed window to the rear.

Kitchen/Diner 14' 2" x 9' 11" (4.33m x 3.03m)

With a range of eye level and base units, worktop with splash backs, inset sink unit, integrated electric oven and ceramic hob with extractor hood over, radiator and PVCu double glazed window to the rear.

Lounge 13' 0" x 6' 7" (3.95m x 2.00m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 9' 4" x 7' 6" (2.85m x 2.28m)

With radiator and PVCu double glazed window to the front.

Second floor

Landing

Bedroom 1 13' 9" x 11' 1" (4.19m x 3.39m)

With radiator and Velux windows to the front and rear.

Council tax

The property is currently in council tax band A.

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

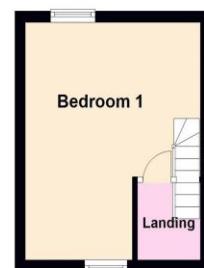


First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)

**Second Floor**

Approx. 15.1 sq. metres (162.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.6 sq. feet)