



**Flat 2 6 Wellsway**

Bath BA2 3AQ

**Monthly Rental Of £1,095**



**Modern two bedroom upper floor apartment**

**Laminate flooring throughout**

**Two double bedrooms**

**Situated in the sought after Bearflat area of Bath**

**Electric central heating**

**Open plan kitchen/living room**

**Shower room**

**Unfurnished**

**This modern two bedroom top floor apartment is situated in the sought after Bearflat area of Bath, within walking distance of the City centre. Features include electric central heating, laminate flooring throughout, an open plan kitchen/living room, two double bedrooms and shower room. Available from early February, unfurnished.**

**The property comprises**

**Second floor**

**Entrance Hall**

With wood laminate flooring.

**Kitchen/living room** *16' 0" x 9' 1" (4.87m x 2.78m)  
max*

With wood laminate flooring, radiator, a range of eye level and base units, worktops with upstands, integrated electric oven and induction hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl Sink/drainer and PVCu double glazed window to the rear.

**Bedroom 1** *14' 11" x 8' 10" (4.54m x 2.70m)*

With wood laminate flooring, built in wardrobe, radiator and PVCu double glazed window to the front.

**Bedroom 2** *9' 1" x 8' 1" (2.78m x 2.47m)*

With wood laminate flooring, radiator and PVCu double glazed window to the front.

**Shower Room**

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator and PVCu double glazed window to the rear.

**Council tax**

The property is currently in council tax band C.

**EPC rating**

The current EPC rating is D (66)

**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**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

**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.



## Second Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 37.7 sq. metres (406.2 sq. feet)