



**Flat 16, Lawrence House Lower Bristol Road**  
Bath BA2 9ET

**Monthly Rental Of £1,195.00**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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## Two bedroom apartment

Central heating

Laminate flooring throughout

Parking

## Second floor

Spacious kitchen/living area

Communal lift

Unfurnished

**This spacious two bedroom second floor apartment, situated on the outskirts of Bath within easy reach of Bristol. Features include a communal lift, laminate flooring throughout, a spacious open plan kitchen/living room, two double bedrooms with built in wardrobes, central heating and parking. Available from early April, unfurnished.**

### The property comprises:

#### Entrance hall

With coat cupboard, storage cupboard and boiler cupboard.

#### Kitchen/living room

Spacious room with modern kitchen area, oven/hob and space for fridge/freezer and washing machine.

#### Bedroom 1

Double bedroom with built in wardrobes.

#### Bedroom 2

Double bedroom with built in wardrobes.

#### Shower Room

With white suite comprising shower enclosure, W.C and hand basin.

#### Council tax

The property is in council tax band A.

#### Energy Performance

The current EPC rating is C (74)

#### Services

Mains 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

Standard Broadband is available (source - Ofcom)  
Predicted maximum download speed - 23Mbps

#### 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.



**First Floor**

