



**Flat 8, Colleagues House, 130-132 Wells Road
Bath BA2 3AH**

Monthly Rental Of £1,295



Two double bedroom apartment	Electric central heating
Second floor	Lift in communal area
Modern kitchen	Open plan living room
Built in wardrobes	Allocated parking

This modern two double bedroom second floor apartment is situated on Bear Flat, within walking distance of Bath city centre. Features include an open plan kitchen/living room, two double bedrooms with built in wardrobes, shower room, electric central heating, double glazing and allocated parking. Available early March, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring.

Open plan Kitchen/Living area *13' 9" x 15' 5" (4.20m x 4.71m)*

With wood laminate flooring, radiator, a range of eye level and base units with work tops over, sink/drainer, integrated oven/hob and space for fridge/Freezer and washing machine and velux window.

Bedroom 1 *12' 10" x 9' 11" (3.92m x 3.01m)*

Double bedroom with wood laminate flooring, radiator, built in wardrobes and two windows to the rear.

Bedroom 2 *15' 3" x 10' 0" (4.64m x 3.04m)*

Second double bedroom with wood laminate flooring, radiator, built in wardrobes and two windows to the rear.

Shower Room

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

Parking

One allocated parking space.

Council tax

The property is in council tax band B.

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

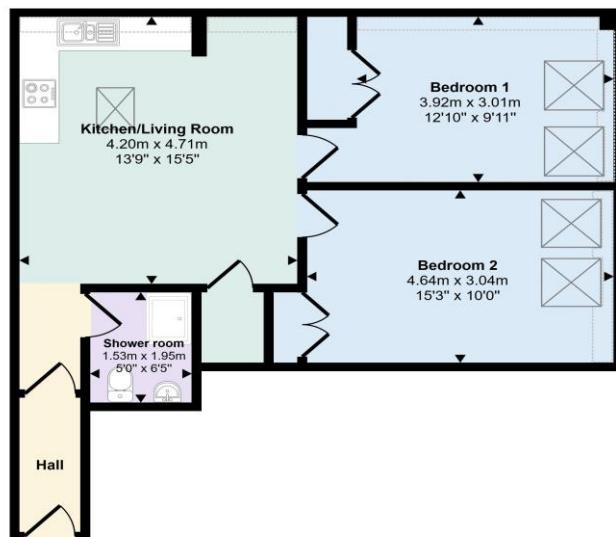
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 327Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
59 sq m / 640 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.