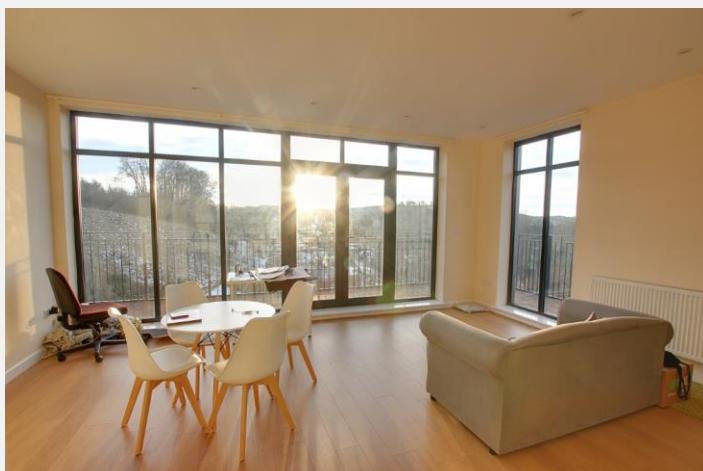




**Flat 32, Lawrence House Lower Bristol Road  
Bath BA2 9ET**

**Monthly Rental Of £2,190**



**Stunning three bedroom apartment**

**Comunal lift**

**Large balcony**

**Open plan kitchen/living**

**Electric central heating**

**Available from August 2026**

**STUDENT PROPERTY** This spacious three bedroom top floor apartment is situated on the outskirts of Bath. Features include a large open plan kitchen/living room, electric central heating, laminate flooring throughout, off road parking and a large balcony accessed from the living area and master bedroom. Available August 2026, part furnished.

**The property comprises:**

**Entrance hall**

With wood laminate flooring, double panel radiator and intercom phone.

**Lounge/Kitchen 18' 8" x 18' 7" (5.70m x 5.66m) max**

With wood laminate flooring, a range of wall and base units, worktops and up stands, integrated oven and hob with extractor hood, fridge freezer, washing machine, space for dishwasher, sink drainer, two sofas, table and chairs, double panel radiator and PVCu double glazed windows with access to the balcony.

**Bedroom 1 13' 3" x 9' 3" (4.03m x 2.81m)**

With wood laminate flooring, double panel radiator, built in wardrobe, single bed, chest of draws, desk and PVCu double glazed window.

**Bedroom 2 9' 5" x 8' 6" (2.88m x 2.58m)**

With wood laminate flooring, double panel radiator, built in wardrobe, single bed, chest of draws, desk and PVCu double glazed window.

**Bedroom 3 9' 5" x 8' 5" (2.88m x 2.56m)**

With wood laminate flooring, double panel radiator, single bed, wardrobe, chest of draws and desk. and PVCu double glazed window.

**Shower room**

With white suite comprising shower enclosure, w.c and pedestal hand basin, double panel radiator and extractor fan.

**W.C**

With w.c and pedestal hand basin, double panel radiator and extractor fan.

**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.

**Energy Performance**

The current EPC rating is C (73)

**Broadband**

Standard broadband is available (source - Ofcom)  
Predicted maximum download speed - 21Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



## Fourth Floor

