



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

Monthly Rental Of £2,190



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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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

