



**Flat 7, Lawrence House Lower Bristol Road
Bath BA2 9ET**

Monthly Rental Of £1,095



One bedroom ground floor flat

Electric central heating

Built in wardrobe

Unfurnished

Laminate flooring throughout

Off road parking

Good access to Bristol

Available early February

This one bedroom ground floor flat is situated on the Bristol side of Bath. Features include electric central heating, laminate flooring throughout, double glazing and off road parking. Available from early February, unfurnished.

The property comprises:

Entrance Hall

With wood laminate flooring and cupboard housing electric boiler.

Open plan kitchen/living area

With laminate flooring, a range of eye level and base units, worktops with upstands, sink/drainer, integrated oven/hob with extractor hood over, space for fridge and washing machine and double glazed window to the front.

Double bedroom

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

Shower Room

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

Externally

Off road parking for one vehicle within the resident's carpark.

Council tax

The property is currently in council tax band A.

EPC rating

The current EPC rating is D (70)

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

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.



Ground Floor

