Flat 3, 64 Lower Bristol Road,
Bath. BA1 3BE

Rent: **£775.00 PCM**

- Smart 1st floor apartment
- One double bedroom
- Elegant contemporary interior
- Kitchen with fitted appliances WM & DW
- Gas CH & Double Glazing
- Within ½ mile of City Centre & Bath Spa Station

Weekdays: **01225 325857**

Evenings and Weekends: **01225 326420**

Flat 3, 64 Lower Bristol Road, Bath. BA2 3BE

DESCRIPTION

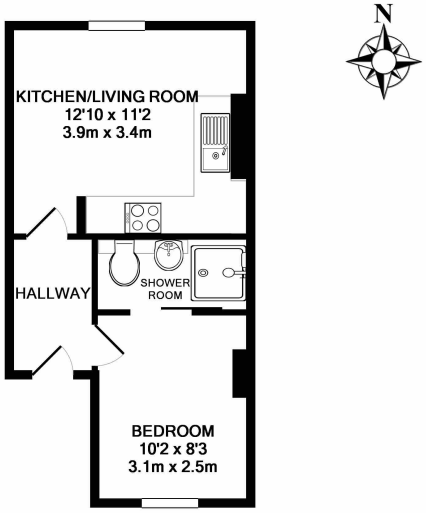
A smart one double bedroom first floor apartment to rent in this exciting 2019 development by Marbleacre Designer Homes. Sympathetically styled to match the surrounding Victorian and Edwardian homes, the property whilst externally traditional enjoys elegant contemporary finishes throughout its accommodation; gas central heating and quality specification to its kitchen and bathroom areas with fitted appliances including fridge, slim-line dishwasher and integrated washing machine. In all an exciting opportunity for any professional, single or couple to let within an already bustling, rapidly evolving residential and commercial district on the very edge of central Bath. EPC – B and Council Tax band A

LOCATION

The development is ideally situated for access to Bath Riverside, Green Park (with farmers market, restaurant, Coffee bar and Sainsbury's supermarket) and the proposed Bath Quays Bridge to the city centre (CGI provided) and further regeneration development. Alternatively, nearby Moorland Road offers the more traditional charm of a small high street with a variety of local shops). Bath Spa Railway Station is with 2/3 miles' level walk (offering regular intercity rail services from Bath means that Bristol can be reached in less than 20 minutes & London Paddington in less than one and a half hours)and Oldfield Park station provides further local services to Bath Spa and Bristol (including MOD Abbeywood). There is a choice of doctors' surgeries in the area, a dental practice and a selection of local schools. Georgian Bath is a historic city with two universities and world renowned for its Georgian architecture. The M4 can be reached at Junction 18 (10 miles north of the city) and provides excellent road links to London, Bristol, South Wales and the Midlands. Bristol International Airport is just 20 miles away.

DIRECTIONS

From Queen Square follow the road from the bottom left corner towards Green Park. Filter right over the Midland Bridge, following the road straight on at the traffic lights and turning left on to the Lower Bristol Road. 64 Lower Bristol Road will be found on the right hand side. The site folds around the corner (to the right) into Cheltenham Street.



FLAT 3 LOWER BRISTOL ROAD, BATH. BA2 3BE
TOTAL APPROX. FLOOR AREA 294 SQ.FT. (27.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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Tim Bennett & Associates wish to inform prospective purchasers that these sales particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown are for identification purposes only and are not drawn to scale.

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