



**LYNCOMBE HILL, BATH, BA2**

£1,150 per month\*

**Carter Jonas**

# LYNCOMBE HILL, BATH, BA2

Very well presented one bedroom lower ground floor part furnished flat on the lower slopes of Lyncombe Hill.

Very well presented one bedroom flat on the lower slopes of Lyncombe Hill. The flat is offered part-furnished and the accommodation comprises reception room with sofa, kitchen and double bedroom with bed and wardrobe and there is bathroom off the bedroom. Recently decorated, the flat would be perfect for a professional couple or single and is within walking distance of the city centre and Bath Spa railway station. The heating is gas fired, there is underfloor heating in the living room and bathroom and further radiators. Viewing highly recommended. Please note no parking permit available for this property. Available now. EPC Band D. Council Tax Band A.

Holding deposit of one week's rent = £265.38 (deducted from first month's rent) Five weeks' deposit = £1326.90 Six weeks' rent (NHA tenancy) = £1592.28

- Council Tax Band =
- Deposit Required = £0.00
- Long Let
- 1 Bedroom
- Living Room
- Kitchen
- Bathroom
- Furnished
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Bath Lettings 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, Somerset, BA1 2JQ



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.