



Marlborough Street, Bath, BA1

Video and physical viewings available. Lower ground floor one bedroom flat located on Marlborough Street, Bath. The property is offered furnished and is from 13th January 2025. Council tax, internet and water rates included in rent.

Marlborough Street is located close to St James Square and Victoria Park. The location provides excellent access to Bath city centre which is 0.5 miles away. Local shops can be found 0.1 miles away and the popular Marlborough Tavern is located close by.

£1,300 PCM

Marlborough Street, Bath, BA1

- Video viewing available
- Furnished
- Central location
- Council tax and water rates included in rent
- Single occupier or couple
- Holding deposit: £300
- Available 13th January 2025
- Private courtyard
- Basement Flat

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The property is offered furnished and comes with sofa, table, four chairs, armchair, TV unit, double bed, mattress, and bedside tables. The property is accessed via steps down to the front door. The open plan kitchen, living, dining room is modern, light and features a new kitchen with base and wall units, cooker, induction hob, fridge/freezer and dishwasher. The bedroom looks out to the rear courtyard and has two built in cupboards, both have rails and one also houses the gas combination boiler. The shower room has shower cubicle, WC and sink. The flat also benefits from having its own courtyard. Please note there is no access to the adjoining vaults.

The property is available from January 2025 and would best suit a single professional or couple. Please note council tax, internet and water rates are included in the rent and the contract will be drawn up as a resident landlord contract.

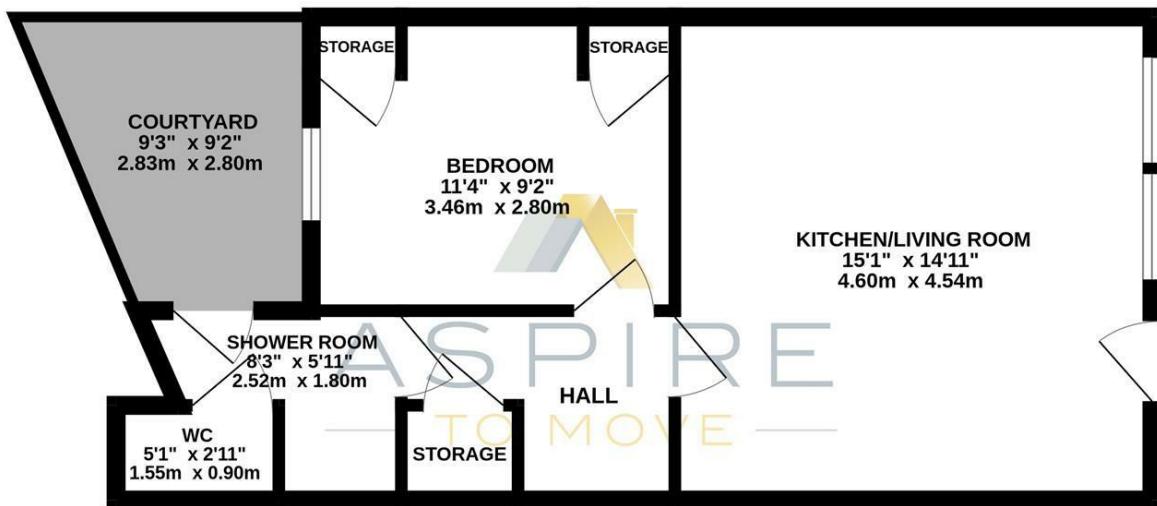
Holding deposit - £300.00





Floor Plan

LOWER GROUND FLOOR 428 sq.ft. (39.8 sq.m.) approx.



MARLBOROUGH STREET, BATH, BA1

TOTAL FLOOR AREA : 428 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	