



# ASPIRE TO MOVE



## Beaufort East, Bath, BA1

Video and physical viewings available. Two bedroom, furnished, first floor flat located on Beaufort East, Bath. The property is available now.

Beaufort East is located to the North East of Bath city centre near to the area of Larkhall. The area of Larkhall is located 1.2 miles to the east of Bath city centre. An abundance of local shops can be found on St Saviours Road including a Deli, Butchers, Farm shop, Dentist, Café, and a Hardware store. There are also three pubs located close by; The Rose and Crown, The Larkhall Inn and the Bladud's Head. Other amenities include Bath Artist Printmakers artist co-operative and The Rondo Theatre. Larkhall Square is at the centre of the shopping area. The local church is St Saviour's Church. Local schools include St Saviour's junior/primary school and St Mark's secondary school. Bus stops can be found along St Saviour's Road and also London Road.

**£1,550 PCM**

# Beaufort East, Bath, BA1

- Two bedroom flat
- First Floor Flat
- Beaufort East
- Furnished
- Council tax band B
- Holding deposit: £357
- Available now
- Separate utility room

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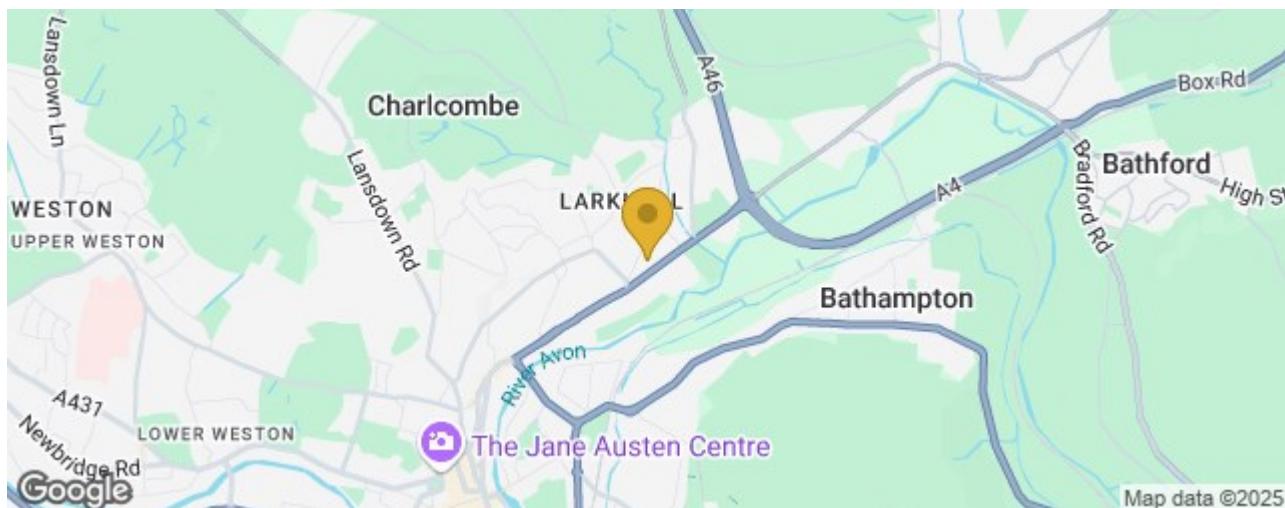
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The apartment is located on the first floor. To the front of the apartment is an open plan kitchen/living/dining room. The room benefits from three sash windows allowing in natural light. The kitchen area has base and wall units, oven, hob, fridge with freezer box and dishwasher. A sofa, chair, shelving unit and dining table with chairs are provided. The main bedroom is located to the rear. The bedroom comes with bed and hanging rail. The second bedroom is a smaller double and also comes with bed and side tables. The bathroom has shower over bath, WC and sink.

The property benefits from separate storage/utility room on the half landing below where there is storage, washing machine and boiler.

The property is available now and offered furnished. The property would best suit a professional couple or two shares.

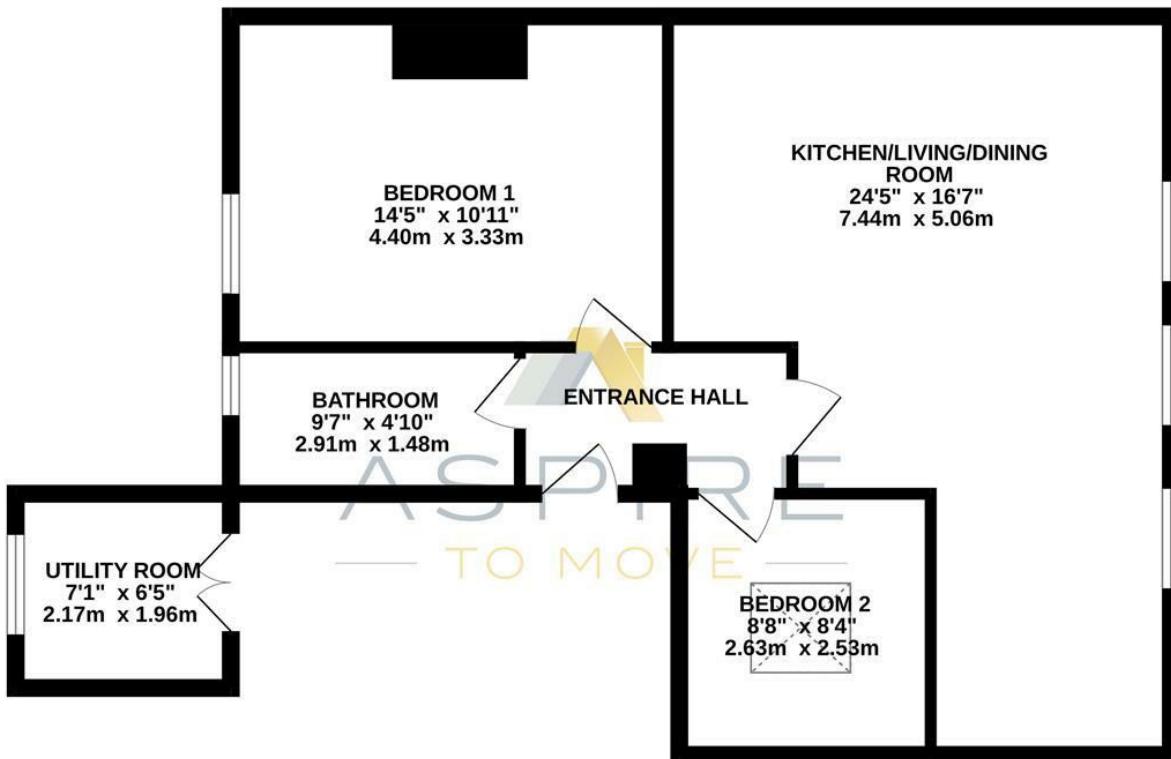
Council tax band B: £1,722.41





# Floor Plan

**FIRST FLOOR**  
665 sq.ft. (61.8 sq.m.) approx.



BEAUFORT EAST, BATH, BA1

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		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC