



## Malvern Buildings, Bath, BA1

Malvern Buildings is a popular no through road in an elevated position in Fairfield Park.

Larkhall has a thriving village community and offers an excellent array of local amenities which include a good state primary and senior school, a doctors, dental practice and chemist, an awardwinning deli, a fabulous hardware store, a greengrocer, a butchers and 2 public houses. Malvern buildings is approx 1.8 miles walk to the city centre.

- Two bedrooms
- Front and back garden
- Available August 2025
- Allocated parking space
- Ciouncil tax band C
- Holding deposit one weeks worth of rent £403.00
- Pets considered

## £1,750 PCM

## **Floor Plans**



prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix (52013

## **Energy Performance Graph**

Energy Efficiency Rating			Environr
	Current	Potential	
Very energy efficient - lower running costs	66	81	Very environm
(92 plus) A			(92 plus) 🛕
(81-91) B			(81-91)
(69-80)			(69-80)
(55-68)			(55-68)
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20)
Not energy efficient - higher running costs			Not environm
	EU Directiv 2002/91/E		Engla



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