



**FLAT 5, DUKE STREET, BATH, BA2**

**£1,600PCM**

**2-bedroom furnished city centre apartment.**

Bath | 01225 829 000 | [bath@winkworth.co.uk](mailto:bath@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

The accommodation comprises open plan kitchen/sitting room with feature fireplace and storage, 2 bedrooms and a bathroom with shower over bath.

The living space is light and airy; the fitted kitchen with fridge/freezer, dishwasher, washing machine, has a range of wall and base units.

There are 2 double bedrooms both with fitted wardrobes with a double bed in bedroom 1 and 2 single beds in bedroom 2.

There are communal gardens overlooking the river along with a lockable garden room.



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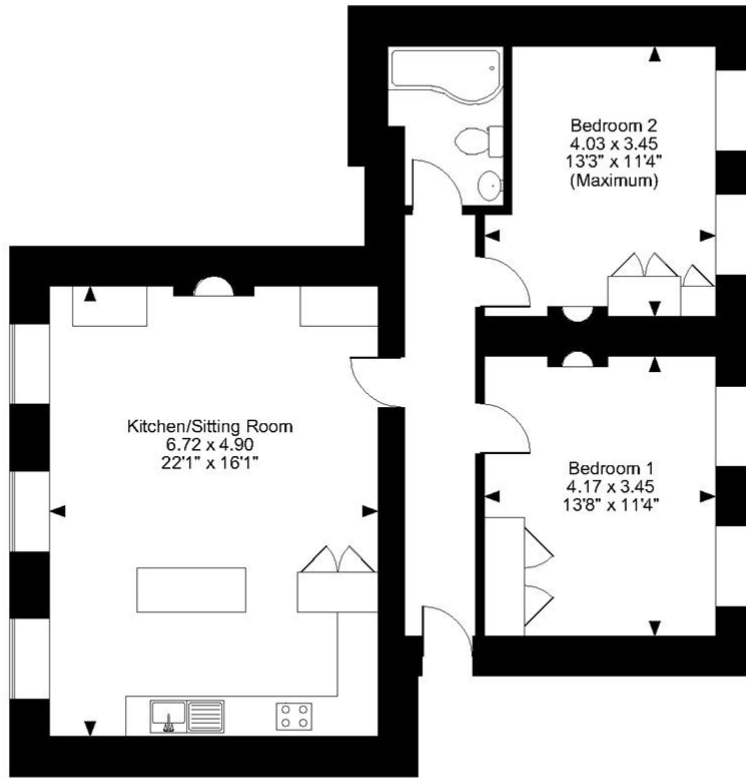
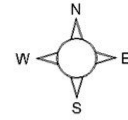
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**Duke Street, Bath, Somerset**  
**Approximate Gross Internal Area**  
**820 Sq Ft/76 Sq M**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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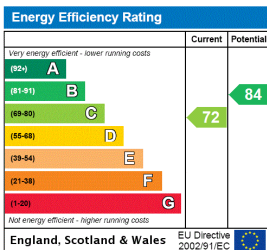
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £1,846.15**

**Holding Deposit:**

**Council Tax Band: C**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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