



UPPER MAISONETTE, THE CIRCUS, BATH, BA1 **£2,100PCM**

**A MAGNIFICENT EAST MAISONETTE  
SITUATED IN THE HIGHLY SOUGHT AFTER  
LOCATION, THE CIRCUS.**

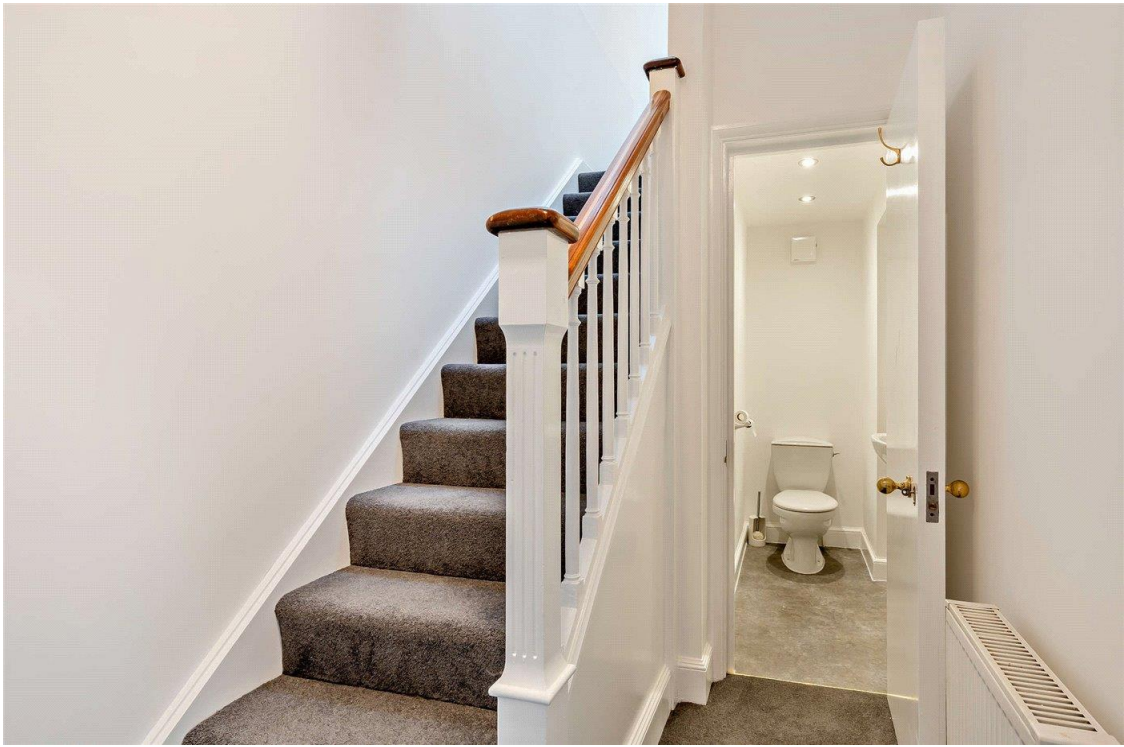
Bath | 01225 829 000 | [bath@winkworth.co.uk](mailto:bath@winkworth.co.uk)

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:

Winkworth is delighted to bring to the rental market this 2-bedroom maisonette occupying the second and third floor, boasting over 1100 Sq. Ft this spacious maisonette must be seen to be appreciated.

On the second floor one finds a large kitchen/diner with splendid views over the communal garden and an additional utility storage area.

The generous sitting room boasts elegant high ceilings and sash windows; it is a southwest facing aspect providing the room with an abundance of light.

There is a useful w/c accessed from the entrance hall under the stairs.

A well-lit staircase leads you up to the third floor where two double bedrooms with en suite's can be found, both benefit from fitted wardrobes, ample storage space and pleasant views.



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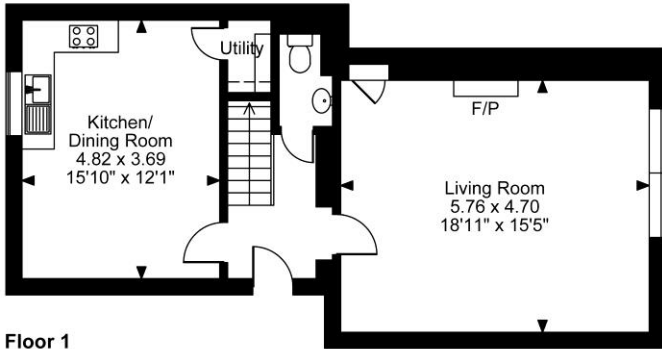
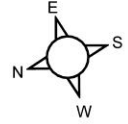
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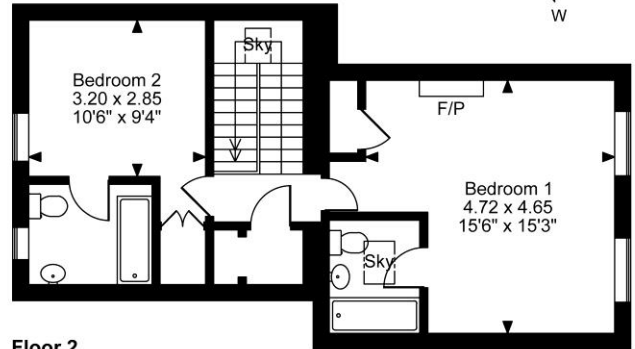
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**Upper Maisonette, The Circus, Bath**  
**Approximate Gross Internal Area**  
**1147 Sq Ft/107 Sq M**



**Floor 1**



**Floor 2**

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

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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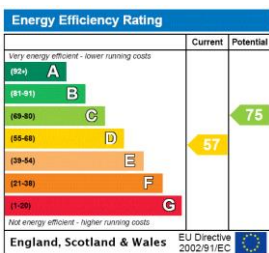
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,423.07**

**Holding Deposit: £484.61**

**Council Tax Band: E**

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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