

# Wrights



**30 Hill Street Court**  
Trowbridge BA14 8LB

**Monthly Rental Of £595**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

## One bedroom first floor apartment

Gas central heating

Shared courtyard area

Unfurnished

Within walking distance to the town centre and railway station

Open plan lounge/kitchen

Parking for one vehicle

Available from mid July

This one bedroom first floor apartment is situated within walking distance of the town centre and railway station. Features include gas central heating, open plan lounge/kitchen, shared courtyard area and parking for one vehicle. Available from mid July, unfurnished.

### The property comprises

#### Open plan Lounge/Kitchen

*14' 2" x 13' 4" (4.32m x 4.07m)*

With wood laminate flooring, double panel radiator, television point, a range of eye level and base units, rolled worktops with tiled splashbacks, sink/drainer, built in oven/hob and space for washing machine. There is a wooden framed single glazed window to the front.

#### Bedroom

*7' 11" x 9' 1" (2.42m x 2.77m)*

With wood laminate flooring, double panel radiator and wooden single glazed window to the front.

#### Bathroom

With white suite comprising bath with shower attachment, pedestal hand basin, low level w.c., heated towel rail and extractor fan.

#### Externally

The property benefits from a shared courtyard area and off road parking for one vehicle.

#### Council tax

The property is currently in council tax band.

#### Energy Performance Certificate

Current energy rating: 72 - C Potential energy rating: 79 - C

#### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

#### Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



### First Floor

