

Wrights



First floor flat 63A Fore Street
Trowbridge BA14 8ET

Monthly Rental Of £1,150



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Exceptionally spacious two bedroom apartment

Town centre location

White goods including dishwasher and tumble dryer

Unfurnished

First floor

Gas central heating

Period features

Available from August

This exceptionally spacious two bedroom top floor apartment is situated in the heart of Trowbridge town centre. Features include an open plan kitchen/living room, white goods including dishwasher, two double bedrooms, shower room, gas central heating and period features including exposed timber beams and a feature fireplace.

The property comprises

Communal hall

With stairs from the ground floor and cupboard housing washing machine.

Entrance Hall

With intercom phone.

Open plan kitchen/living room *16' 4" x 12' 8" (4.99m x 3.86m) max*

With a range of eye level and base units, worktops with splash backs, integrated electric oven and ceramic hob with extractor hood over, under counter fridge and dishwasher, radiator, feature fireplace and two secondary glazed windows to the front.

Bedroom 1 *20' 6" x 13' 9" (6.26m x 4.19m) max*

With two radiators, feature fireplace and secondary glazed windows to the front.

Bedroom 2 *20' 1" x 12' 11" (6.12m x 3.93m) max*

With two radiators, exposed timber beams and windows to the side and rear.

Shower Room

With ceramic tiled flooring, white suite comprising shower enclosure with mains shower, low level W.C and hand basin, cupboard housing gas boiler, extractor fan and obscured window to the rear.

Council tax

The property is currently in council tax band A.

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

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

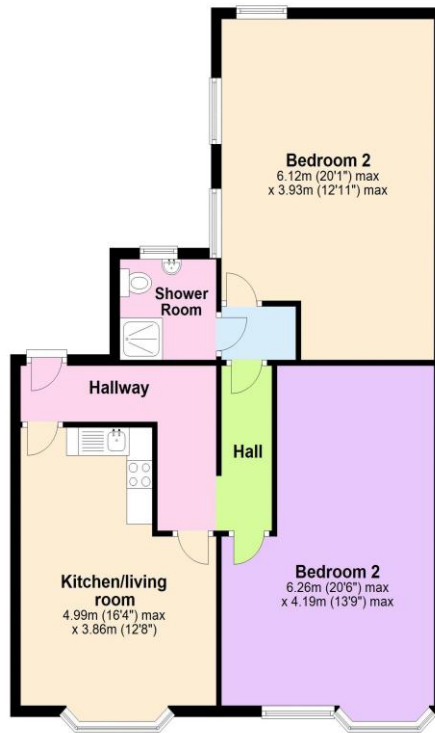
Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.



First Floor

Approx. 79.6 sq. metres (857.1 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)