

# Wrights



**31 Pavilions Court, Windsor Road**  
Trowbridge BA14 0FY

**Monthly Rental Of £700**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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## Brand new luxury one bedroom apartment

High specification kitchen with integrated white goods

Stunning bathrooms with quality fittings

Double glazing

## First floor

Large open plan living/dining area

Modern electric heating

Communal gardens

This brand new luxury one bedroom first floor apartment is situated within a fantastic new development on the outskirts of Trowbridge, close to Trowbridge retail park. The apartment has been finished to an exceptional standard, with a high specification kitchen and integrated white goods, open plan living area and a stunning high quality bathroom. Further features include modern electric heating, double glazing and allocated parking for one vehicle. Available from early September, unfurnished.

### Situation

The development is situated on the outskirts of Trowbridge, within White Horse Business Park. Trowbridge retail park is conveniently close by and the town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.

### The property comprises

With wood laminate flooring and cupboard housing hot water cylinder and washer/dryer.

### Entrance Hallway

With wood laminate flooring and cupboard housing hot water cylinder and washer/dryer.

### Open plan Kitchen/Living Room *17' 3" x 15' 9"* *(5.27m x 4.80m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashbacks, integrate electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and slimline dishwasher, one and a half bowl sink/drain unit, wall mounted modern electric heater and double glazed window to the side aspect.

### Bedroom *12' 7" x 11' 0"* *(3.84m x 3.36m)*

With newly fitted carpet, wall mounted modern electric heater and double glazed window to the side aspect.

### Bathroom *6' 9" x 5' 11"* *(2.05m x 1.81m)*

With wood laminate flooring, fully tiled walls, suite comprising large walk in shower enclosure with mains fed thermostatic shower with rain head and separate shower attachment, hand basin and W.C, heated towel rail, LED illuminated mirror and extractor fan.

### Communal gardens

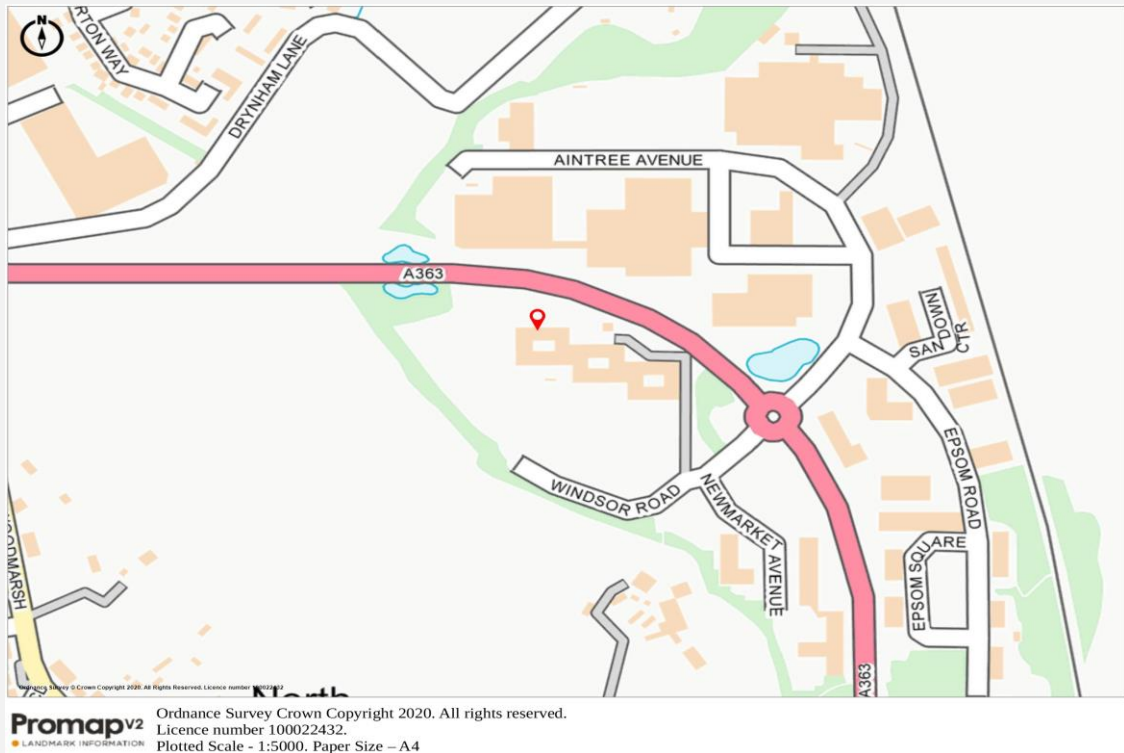
There is a communal courtyard seating area in the centre of the apartment block, which can be directly accessed from some of the ground floor apartments. A spacious lawned garden is also available for the private use of residents.

### Off road parking

This apartment is sold with one allocated parking spaces. Further visiting parking will be available.

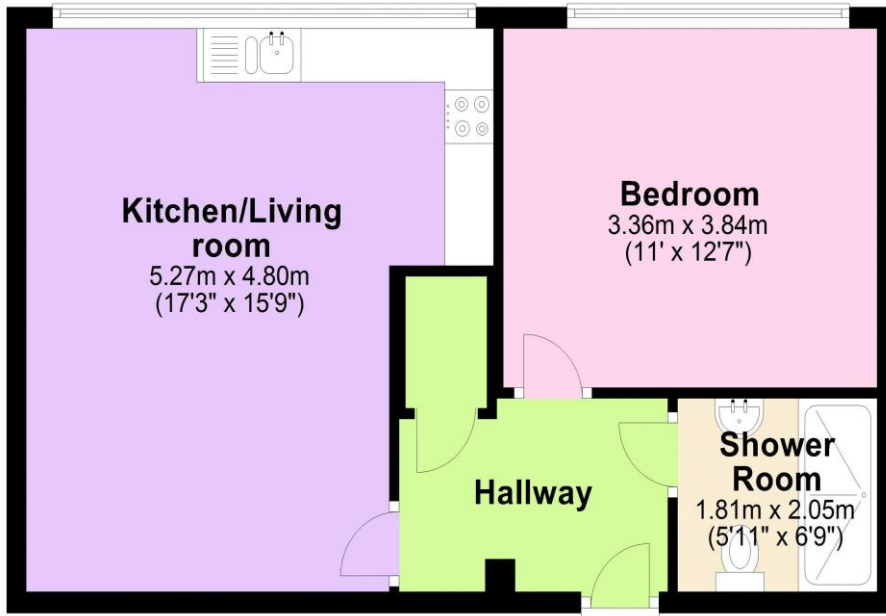
### Tenure

The properties are sold as leasehold with new 125 year leases. Service charges and ground rent are £1,020 per annum.



## First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 46.1 sq. metres (495.8 sq. feet)