

# Wrights



**8 Pavilions Court**  
Trowbridge BA14 0FY

**Monthly Rental Of £950**



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)

**Spacious two bedroom apartment**

**Shared courtyard garden**

**Two double bedrooms**

**Allocated parking for two vehicles**

**Ground floor**

**Integrated white goods including dishwasher**

**En-suite to master bedroom**

**Unfurnished**

**This spacious two bedroom ground floor apartment is situated on the outskirts of Trowbridge, close to Trowbridge retail park. Features include integrated white goods, a shared courtyard garden, open plan living area and an en-suite to master bedroom, electric heating, double glazing and allocated parking for two vehicles. Available from mid May, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With wood laminate flooring, wall mounted electric heater and cupboard housing hot water cylinder and washer/dryer.

#### **Open plan kitchen/living room 16' 10" x 16' 6" (5.12m x 5.04m)**

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, double glazed windows and door to the courtyard garden.

#### **Bedroom 1 9' 3" x 18' 3" (2.82m x 5.55m) max**

With a wall mounted modern electric heater and double glazed window to the courtyard garden.

#### **En-suite**

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

#### **Bedroom 2 12' 6" x 10' 7" (3.80m x 3.23m)**

With a wall mounted modern electric heater and double glazed window to the courtyard garden.

#### **Bathroom**

With tiled flooring, fully tiled walls, three piece suite comprising bath, hand basin and W.C, heated towel rail and extractor fan.

#### **Externally**

The property comes with allocated parking for two vehicles and further visitor parking and a shared courtyard garden.

#### **Council tax**

The property is currently in council tax band B.

#### **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.



### Ground Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 sq. feet)