

# Wrights



**Flat 8, 54 Avenue Road**  
Trowbridge BA14 0AQ

**Monthly Rental Of £695**



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 top floor apartment**

**Laminate flooring throughout**

**Electric heating**

**Double glazing**

**Close to town centre and railway station**

**Allocated parking**

**Unfurnished**

**Available from early June**

**This one bedroom top floor apartment is situated on the desirable Avenue Road, close to Trowbridge railway station and town centre. Features include wood laminate flooring throughout, electric heating, double glazing and allocated parking. Available early June, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

#### **Open plan Lounge/Kitchen**

*15' 5" x 15' 1" (4.71m x 4.61m)*

With wood laminate flooring, electric storage heater, modern kitchen area with integrated oven/hob and fridge, PVCu double glazed window to the front and velux window to the rear.

#### **Bedroom** *14' 4" x 11' 4" (4.38m x 3.46m)*

Good sized double bedroom with wood laminate flooring, electric storage heater and PVCu double glazed window to the front.

#### **Bathroom**

Extremely spacious with tiled floor, white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, airing cupboard with plumbing for washing machine and PVCu double glazed window to the rear.

#### **Parking**

Allocated off road parking for one vehicle.

#### **Council tax**

The property is currently in council tax band A

#### **Services**

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

#### **Broadband**

Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



## Second Floor

