

# Wrights



**8 St. Georges Court**  
Trowbridge BA14 6GA

**Monthly Rental Of £875**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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## Two bedroom apartment

**Stunning Grade II listed building**

**Communal gardens**

**Unfurnished**

## Ground Floor

**One allocated parking space**

**Modern electric radiators**

**Available from early June**

**This two bedroom ground floor apartment is situated within the prestigious Grade II listed St Georges Court, in the popular village of Semington. Features include one allocated parking space, communal gardens and modern electric radiators. Available from early June, unfurnished.**

### The property comprises

#### Entrance Hall

With a sash window to the front.

#### Hall

With electric night storage heater, airing cupboard and two sash windows to the front.

#### Lounge 15' 7" x 11' 5" (4.74m x 3.49m)

With electric night storage heater and sash windows to the front and rear.

#### Kitchen 6' 3" x 10' 0" (1.91m x 3.04m)

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splashbacks, one and a half bowl sink/drain, integrated electric oven and hob with extractor fan over, space for fridge/freezer and washing machine, freestanding slimline dishwasher, ceiling spotlights and sash window to the rear.

#### Bedroom 1 11' 5" x 11' 5" (3.48m x 3.47m) max

With built in wardrobes, wall mounted electric heater and sash window to the rear.

#### Bedroom 2 11' 5" x 7' 5" (3.48m x 2.27m)

With built in wardrobe, wall mounted electric heater and sash window to the rear.

#### Bathroom

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

#### Externally

With one allocated parking space and the use of four well maintained communal gardens.

#### Council tax

The property is in council tax band C.

#### Services

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

#### Broadband

Superfast broadband is available (source - Ofcom)  
Predicted maximum download speed - 61Mbps

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.





## Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)

