

Wrights



4 Union Street
Trowbridge BA14 8RU

Monthly Rental Of £450



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Almshouse property

Water rates included

Town centre location

Available immediately

Available for over 60 year male old single occupants

Gas central heating

Balcony

Unfurnished

*****Almshouse, available for over 60 year old male single occupants only - must have strong connections to Trowbridge*** Situated close to Trowbridge town centre, this newly renovated one bedroom ground floor apartment is available immediately. Contribution towards the property maintenance (rent) is £450pcm and this includes water rates. For further details please contact Wrights Residential.**

The property comprises

Ground Floor

Lounge 12' 0" x 11' 11" (3.66m x 3.63m)

With wooden front door, radiator and wood framed window with secondary glazing to the front.

Rear Hall

With radiator and stairs to the first floor.

Kitchen 10' 8" x 6' 4" (3.25m x 1.93m)

With wood laminate flooring, a range of eye level and base units, wood laminate worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, inset sink/drain unit, storage cupboard under the stairs, window to the rear and obscured glass back door.

First Floor

Landing

Bedroom 12' 0" x 11' 11" (3.66m x 3.63m)

With radiator, door to the balcony and wood framed window with secondary glazing to the front.

Bathroom

With white suite comprising bath with electric shower over, close coupled W.C and hand basin with vanity unit, heated towel rail, airing cupboard housing gas boiler and obscured window to the rear.

Externally

The property comes with a storage shed to the rear.

Council tax

The property is 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 broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

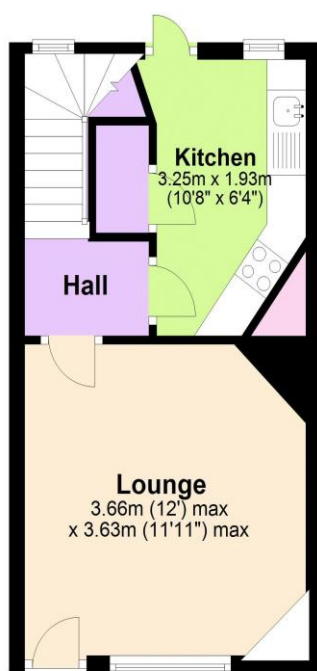
Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 50.9 sq. metres (547.7 sq. feet)