



Flat 2,3 Wicker Hill
Trowbridge BA14 8JS

Monthly Rental Of £850



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Exceptionally spacious two bedroom first floor apartment

Electric central heating

Open plan kitchen/living room

En-suite shower room

Situated in the Town centre

PVCu double glazing

Two double bedrooms

Bathroom with mains shower over the bath

****6 MONTH LET ONLY**** This modern two bedroom first floor apartment is situated in Trowbridge town centre, just a short walk from the railway station. Features include an exceptionally spacious open plan kitchen/living room, two bedrooms, en-suite shower room and bathroom with shower over the bath. The property also boasts electric central heating and PVCu double glazing. Available immediately, unfurnished.

The property comprises

Entrance hall

With intercom phone and radiator.

Spacious lounge/kitchen 13' 9" x 32' 6" (4.19m max x 9.91m max)

This exceptionally spacious room offers a kitchen area comprising a range of eye level and base units, solid wood work tops, island unit with integrated electric oven, ceramic hob and extractor hood over, one and a half bowl sink and drainer, radiator, exposed timber beams, cupboard housing electric boiler and plumbing for washing machine and two PVCu double glazed windows to the front.

Bedroom 1 11' 4" x 12' 10" (3.46m x 3.91m)

With radiator, exposed timber beams and two Velux windows.

Bedroom 2 13' 11" x 8' 6" (4.25m x 2.6m)

With radiator and PVCu double glazed window to the front.

En-suite shower room

With white suite comprising shower enclosure with mains rainfall shower, low level W.C and pedestal hand basin, heated towel rail and extractor fan.

Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and Velux window.

Council tax

The property is currently in council tax band A.

Services

Mains electricity, water and drainage are connected. The property is heated by an electric central heating boiler to radiators. Please note that the Agent has not tested any appliances.

EPC rating

The current EPC rating is E (46)

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

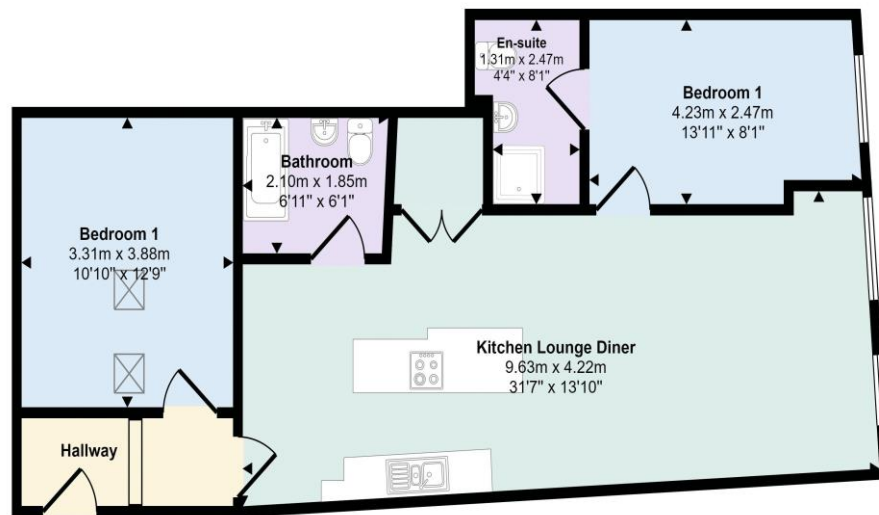
Both indoor and outdoor coverage are likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



Approx Gross Internal Area
73 sq m / 781 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.