



17 The Gateway Bythesea Road
Trowbridge BA14 8FZ

Monthly Rental Of £800



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

This one bedroom top floor apartment

Double bedroom with built in wardrobe

Gas central heating

Permit for one parking space

Open plan kitchen/living room with Juliet balcony

Bathroom with shower over the bath

PVCu double glazing

Town centre location

This modern one bedroom top floor apartment is situated in Trowbridge town centre, close to the railway station. Features include gas central heating, double glazing, an open plan kitchen/living room with Juliet balcony, double bedroom with built in wardrobe and bathroom with shower over the bath. Also comes with a permit for one parking space in The Gateway car park. Available from early December.

The property comprises

Entrance Hall

With large cupboard housing washer/dryer.

Open plan Kitchen/Living Room

22' 6" x 9' 7" (6.85m x 2.93m) max

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, freestanding fridge/freezer, space for dishwasher, sink/drainage unit, cupboard housing gas boiler, radiator and french doors opening onto the Juliet balcony.

Bedroom

14' 4" x 8' 9" (4.37m x 2.66m)

With radiator, built in wardrobe and double glazed window.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, pedestal hand basin and close coupled W.C, heated towel rail and extractor fan.

Parking

The property comes with a parking space within the Gateway Shopping Centre car park.

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

Super fast broadband is available (source - Ofcom)
Predicted maximum download speed - 80Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

Council tax

The property is in council tax band A.

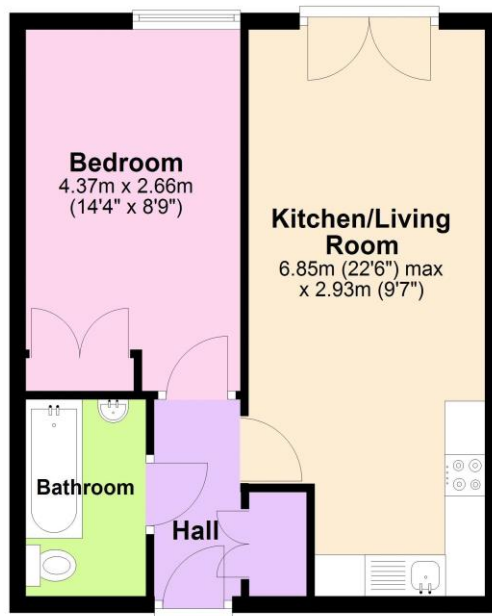
EPC Rating

The current EPC rating is C (78).



Top Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 39.0 sq. metres (419.5 sq. feet)