



Flat 2, 65 Wingfield Road
Trowbridge BA14 9EG

Monthly Rental Of £1,150



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

Exceptionally spacious two bedroom apartment

Two double bedrooms

Utility room

Gas central heating

Ground floor

Two en-suite bathrooms

Cloakroom

Allocated parking

This exceptionally spacious two bedroom ground floor apartment is situated within easy walking distance of Trowbridge railway station. Features include a large kitchen/diner with island unit, spacious lounge, two double bedrooms, both with en-suite bathrooms, separate utility room, cloakroom, gas central heating, PVCu double glazing and allocated parking. Available mid December, unfurnished.

The property comprises

Entrance Hallway

With mosaic tiled flooring.

Lounge 16' 6" x 11' 6" (5.04m x 3.51m)

With radiator, feature fireplace and PVCu double glazed windows to the front. Arch into...

Kitchen/Diner 20' 7" x 15' 6" (6.28m x 4.73m)

With ceramic tiled flooring, radiator, feature fireplace, a range of units, worktops with tiled splash backs, inset one and a half bowl sink/drain unit, integrated electric oven, fridge/freezer and dishwasher, island unit with integrated ceramic hob and extractor hood over,

Bedroom 1 10' 6" x 9' 7" (3.20m x 2.93m)

With radiator, feature fireplace and PVCu double glazed windows to the front.

En-suite 1

With ceramic tiled flooring and splash backs, white suite comprising bath with mains shower over, W.C and hand basin, heated towel rail and extractor fan.

Bedroom 2 16' 0" x 10' 11" (4.87m x 3.34m) max

With radiator, freestanding wardrobe and obscured PVCu double glazed window to the rear.

En-suite 2

With wood flooring, white suite comprising shower enclosure with electric shower, W.C and hand basin.

Cloakroom

With suite comprising W.C and hand basin with vanity unit, extractor fan and obscured PVCu double glazed window to the side.

Utility room

With a range of base units, worktops with tiled splash backs, inset sink/drain unit, washing machine, tumble drier and extractor fan.

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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 110.5 sq. metres (1189.2 sq. feet)



Total area: approx. 110.5 sq. metres (1189.2 sq. feet)