



54 Cusance Way
Trowbridge BA14 7HZ

Monthly Rental Of £995



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

Gas central heating

Spacious lounge

En-suite shower room

Exceptionally spacious and well presented

PVCu double glazing

Kitchen/Diner

Allocated parking

This exceptionally spacious and well presented two bedroom top floor apartment is situated within the popular Paxcroft Mead Development on the outskirts of Trowbridge. Features include a spacious lounge, kitchen/diner, en-suite shower room and bathroom, gas central heating, PVCu double glazing and allocated parking. Available from mid December, unfurnished.

The property comprises

Entrance Hall

With radiator and two built in storage cupboards.

Lounge *13' 5" x 12' 4" (4.08m x 3.75m)*

With radiator and PVCu double glazed window.

Kitchen/Diner *13' 3" x 10' 0" (4.03m x 3.06m) max*

With tiled flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, fridge/freezer, washing machine, radiator and PVCu two double glazed windows.

Bedroom 1 *11' 5" x 9' 5" (3.49m x 2.88m)*

With radiator, two built in wardrobes and PVCu double glazed window.

En-suite

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, shaver socket, extractor fan and obscured PVCu double glazed window.

Bedroom 2 *9' 6" x 8' 7" (2.89m x 2.61m)*

With radiator and PVCu double glazed window.

Bathroom

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, extractor fan, shaver socket and obscured PVCu double glazed window.

Parking

One allocated parking space.

Council tax

The property is currently in council tax band B.

EPC Rating

The current EPC rating is C (80)

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

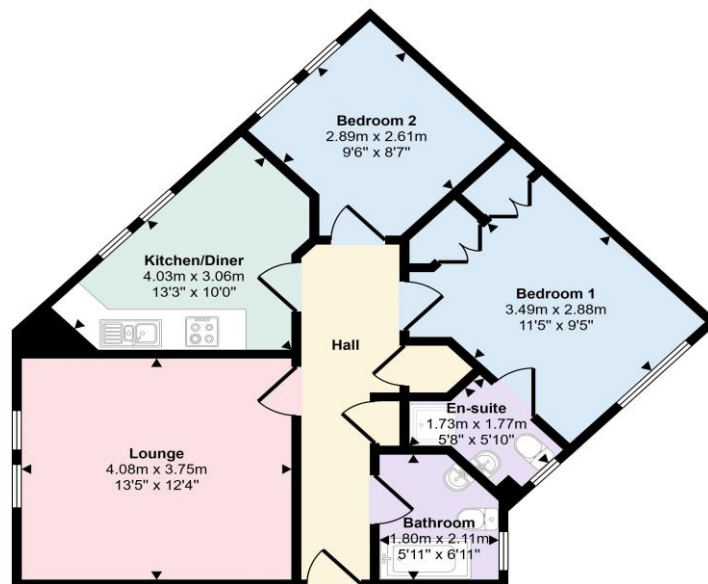
Super fast broadband is available (source - Ofcom)
Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
62 sq m / 670 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.