



1,Harley Court,36A Langford Road
Trowbridge BA14 8FR

Monthly Rental Of £725



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

One bedroom ground floor flat

Modern electric heating

PVCu double glazing

Unfurnished

Front garden

Allocated parking

Walking distance to town centre

Available from early January

This one bedroom ground floor flat is situated on the outskirts of Trowbridge. Features include an open plan kitchen/living room, double bedroom with wardrobe, shower room, electric heating, allocated parking and a small communal garden to the rear. Available from early January, unfurnished.

The property comprises

Entrance Porch

Open plan lounge/kitchen

With a range of wall and base units, work tops over, sink/drain unit, integrated electric oven and hob, fridge/freezer, wall mounted electric heater and PVCu double glazed windows to the front and side.

Shower Room

With white suite comprising W.C, hand basin and shower enclosure, cupboard housing washing machine, heated towel rail and extractor fan

Bedroom

With wall mounted electric heated, freestanding wardrobe/chest of drawers unit and PVCu double glazed window to the rear.

Externally

There is a small front garden and one allocated parking space to the rear of the property.

Council tax

The property is currently Council Tax band A.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

EPC Rating

The current EPC rating is D (66)

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 60Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 34.6 sq. metres (372.6 sq. feet)