



Flat 1, 24 Duke Street
Trowbridge BA14 8EA

Monthly Rental Of £800



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

Spacious one bedroom apartment

Close to town centre

Open plan kitchen/Living room

Unfurnished

Ground floor

Gas central heating

Integrated white goods

Available from mid February

This spacious and well presented one bedroom ground floor apartment is situated close to Trowbridge town centre. Features include laminate flooring throughout, gas central heating, an open plan kitchen/living room with integrated white goods and double bedroom with built in hanging rails. Available from mid February, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring, large storage cupboard with hanging rail, intercom phone and radiator.

Kitchen/living room *18' 11" x 13' 6" (5.77m x 4.12m)*

With wood laminate flooring, a range of eyelevel and base units worktops with up stands, integrated electric oven and ceramic hob with extractor hood over, integrated fridge freezer and washer/dryer, sink/drainage unit, radiator and bifold doors to the rear.

Bedroom *11' 3" x 12' 2" (3.44m x 3.70m) max*

With wood laminate flooring, radiator, built-in hanging rail, and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower over, hand basin and W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

Council tax

The property is currently 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

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.



Ground Floor

Approx. 45.0 sq. metres (484.7 sq. feet)

