



Flat 4 20 The Elms
Trowbridge BA14 6RP

Monthly Rental Of £995



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

Spacious one bedroom ground floor apartment

Sought after village location

Communal gardens

Gas central heating

Spacious lounge

Kitchen/breakfast room

Large double bedroom

Furnished or unfurnished

This exceptionally spacious and well presented one bedroom ground floor flat is situated within the sought after village of Holt. Features include gas central heating, a spacious lounge, kitchen/breakfast room, large double bedroom, bathroom with shower over the bath, communal gardens and off road parking (non allocated). Available immediately, furnished or unfurnished.

The property comprises

Entrance Hall

With PVCu front door, large storage cupboard and fridge.

Kitchen *10' 11" x 8' 0" (3.33m x 2.44m)*

With a range of eye level and base units, wood laminate worktops with tiled worktops, freestanding cooker, washing machine, radiator, gas boiler and PVCu double glazed window.

Lounge *16' 0" x 12' 11" (4.87m x 3.94m)*

With two radiators and two PVCu double glazed windows.

Bedroom *13' 0" x 12' 11" (3.96m x 3.94m)*

With wood flooring, radiator and window with wooden shutters.

Internal hall

With wood flooring and built in shelving.

Bathroom

With white suite comprising bath with shower attachment, W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window.

Externally

The property comes with communal gardens and off road parking (not allocated).

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is C (73)

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.



Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)