



35 Pavilions Court
Trowbridge BA14 0FY

Monthly Rental Of £825



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Exceptionally spacious one bedroom apartment

First floor

High specification kitchen with integrated white goods

Large open plan living/dining area

Spacious bathroom with four piece suite

Modern electric heating

Allocated parking for one vehicle

Unfurnished

This exceptionally spacious one bedroom first floor apartment is situated on the outskirts of Trowbridge, close to Trowbridge retail park. Features include modern electric heating, double glazing, a large open plan kitchen/living room, spacious bathroom with bath and separate shower enclosure and allocated parking for one vehicle. Available from late August, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring, large walk in storage cupboard and cupboard housing hot water cylinder and washer/dryer.

Open plan Kitchen/Living Room 21' 9" x 17' 0" *(6.63m x 5.19m) max*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashbacks, integrate electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and slimline dishwasher, one and a half bowl sink/drain unit, wall mounted modern electric heater and double glazed window overlooking the central courtyard.

Bedroom 17' 3" x 10' 10" *(5.26m x 3.31m)*

With newly fitted carpet, wall mounted modern electric heater and double glazed window overlooking the central courtyard.

Bathroom 5' 7" x 9' 8" *(1.71m x 2.94m)*

With wood laminate flooring, fully tiled walls, four piece suite comprising bath, shower enclosure with mains fed thermostatic shower with rain head and separate shower attachment, hand basin and W.C, heated towel rail, LED illuminated mirror and extractor fan.

Externally

Communal gardens

There is a communal courtyard seating area in the centre of the apartment block, which can be directly accessed from some of the ground floor apartments. A spacious lawned garden is also available for the private use of residents.

Off road parking

This apartment is sold with one allocated parking space. Further visiting parking will be available.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is D (66)

Services

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

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

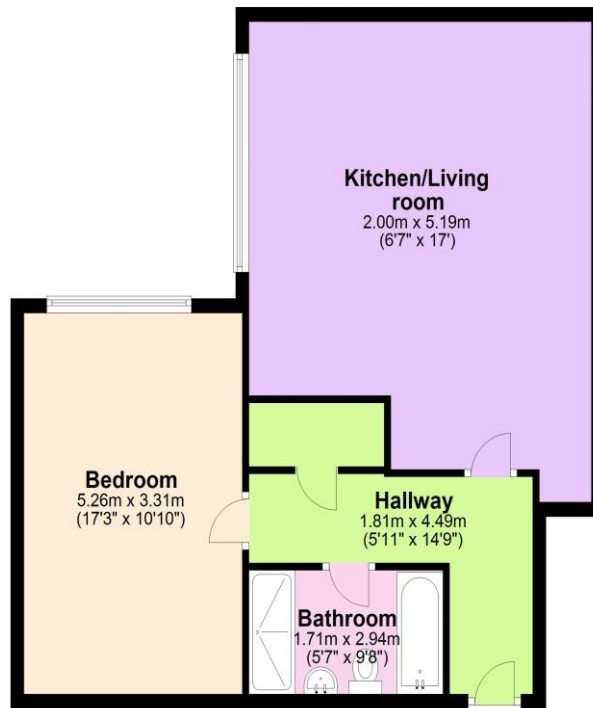
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



First Floor

Approx. 64.3 sq. metres (692.2 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)