



The Annexe at Lake View Rood Ashton
Trowbridge BA14 6BL

Monthly Rental Of £950



One bedroom ground floor flat

Open plan kitchen/living room

Double bedroom

Covered parking space

Rural location with stunning views across open countryside

Integrated white goods including washer/dryer and dishwasher

Modern wet room

This modern one bedroom ground floor flat is situated in a stunning rural location and offers lovely views across the open countryside. Features include a spacious open plan kitchen/living room, integrated white goods including a washer/dryer and dishwasher, double bedroom, modern wet room, oil central heating and covered allocated parking for one vehicle. Available unfurnished from early September.

The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring and radiator.

Kitchen/Living room *20' 6" x 11' 3" (6.24m x 3.44m)*

With a range of eye level and base units, solid wood worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, washer/dryer and slimline dishwasher, sink/drainage unit, breakfast bar, radiator, PVCu double glazed window to the rear and PVCu sliding patio doors offering views over the open countryside to the front.

Bedroom *13' 3" x 9' 9" (4.04m x 2.98m)*

With radiator and PVCu sliding patio doors offering views over the open countryside to the front.

Wet room

With fully tiled floor and walls, walk in rainfall shower, hand basin with vanity unit, W.C, heated towel rail and window to the rear.

Externally

Covered allocated parking for one vehicle.

Council tax

The property is in council tax band A.

Energy performance

The current EPC rating is E (43)

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.



Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Total area: approx. 44.7 sq. metres (480.9 sq. feet)