

Flat 1, 24 Duke Street
Trowbridge BA14 8EA

Monthly Rental Of £800





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

Ground floor

Close to town centre

Gas central heating

Open plan kitchen/Living room

Integrated white goods

Unfurnished

Available from early January

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 early January, 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/drainer 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.

Energy Performance
The current EPC rating is B (82)

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.







Ground Floor

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

