



2B Church Street
Trowbridge BA14 8DR

Monthly Rental Of £650



First floor studio apartment	Situated in the town centre
Well presented	Modern electric heating
PVCu double glazing	Open plan lounge/bedroom
Separate modern kitchen	Shower room

This well presented first floor studio apartment is situated within Trowbridge town centre. Features include modern electric heating, PVCu double glazing, separate modern kitchen, open plan lounge/bedroom and shower room. Offered unfurnished, from early February.

The property comprises

First Floor

Lounge/bedroom 18' 8" x 9' 7" (5.69m x 2.93m)

With wall mounted electric storage heater, storage cupboard over the stairs and large PVCu double glazed window to the rear.

Kitchen 9' 7" x 7' 10" (2.92m x 2.38m)

With a range of eye level and base units, integrated electric oven and hob, space for fridge and washing machine, wall mounted electric storage heater and PVCu double glazed windows to the front.

Shower Room

With white suite comprising shower enclosure with electric shower, low level W.C and pedestal hand basin, electric heater and extractor fan.

Council tax

The property is currently in council tax band A.

Energy Performance

The current EPC rating is E (48)

Services

Mains electricity, water and drainage are connected. The property is heated by electric storage heaters. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

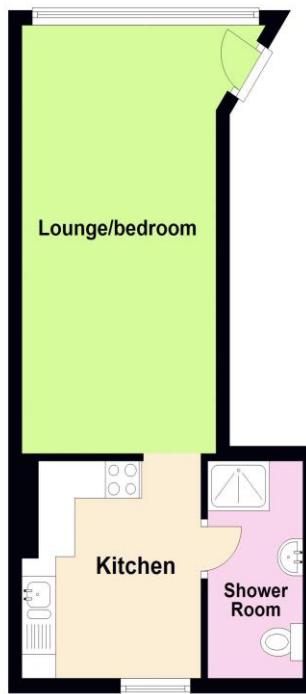
Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 29.5 sq. metres (317.1 sq. feet)