



16 Ushers Court
Trowbridge BA14 8GH

Monthly Rental Of £995



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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Modern two bedroom first floor apartment

Integrated white goods

Newly fitted shower room

PVCu double glazing

Spacious open plan kitchen/living room

Two double bedrooms with built in wardrobes

Modern electric heating

Allocated parking within a gated carpark

This spacious two bedroom first floor apartment is situated in the popular Ushers Court development in Trowbridge town centre. The property comprises a spacious open plan kitchen/living room with integrated white goods, two double bedrooms with built in wardrobes and a newly fitted shower room. Features include modern electric heating, PVCu double glazing and one allocated parking space. Available immediately, unfurnished.

The property comprises

Hall

With intercom phone and large airing cupboard housing hot water cylinder.

Open plan Kitchen/Living Room *21' 11" x 17' 0" (6.68m x 5.19m)max*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and washing machine, two wall mounted modern electric heaters and PVCu double glazed windows.

Bedroom 1 *13' 1" x 8' 8" (3.98m x 2.63m)max*

With built in wardrobes and drawers, wall mounted modern electric heaters and PVCu double glazed windows.

Bedroom 2 *10' 4" x 8' 2" (3.15m x 2.50m)*

With built in wardrobes, wall mounted modern electric heaters and PVCu double glazed windows.

Shower Room *5' 0" x 8' 1" (1.53m x 2.47m)*

With tiled flooring and splash backs, white suite comprising large shower enclosure with mains rainfall shower, close coupled W.C and hand basin, heated towel rail, wall mounted electric Dimplex heater, inset ceiling spotlights and extractor fan.

Parking

The property comes with one allocated parking space within the gated car park.

Council tax

The property is in council tax band B.

Energy performance

The current EPC rating is D (65)

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

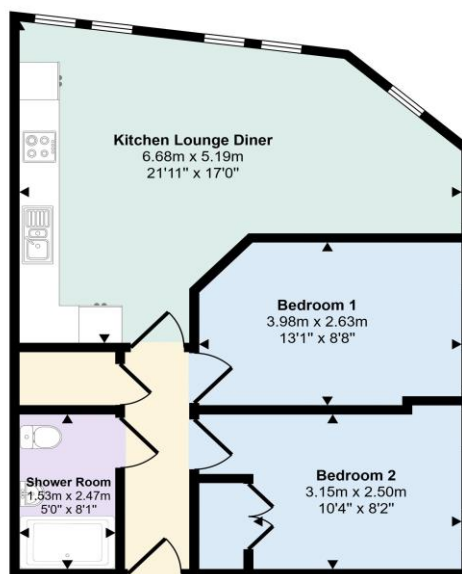
Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
55 sq m / 596 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.