



**48 Pavilions Court Windsor Road**  
Trowbridge BA14 0FZ

**Monthly Rental Of £750**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**One bedroom ground floor apartment**

**Situated on the outskirts of Trowbridge**

**Electric central heating**

**Double glazing**

**Open plan kitchen/living room**

**Modern bathroom with rainfall shower over bath**

**Off road parking for two vehicles**

**Unfurnished**

**This modern one bedroom ground floor apartment is situated within the popular Pavilions Court on the outskirts of Trowbridge. Features include electric central heating, double glazing, open plan kitchen/living room, double bedroom, bathroom with rainfall shower over the bath and off road parking for one vehicle. Available from late March, unfurnished.**

**The property comprises**

**Parking**

Allocated parking for one vehicle.

**Ground Floor**

**Council tax**

The property is in council tax band A.

**Entrance Hall**

With wood laminate flooring, intercom phone and large cupboard housing electric boiler.

**Energy Performance**

The current EPC rating is D (66)

**Open plan Kitchen/Living Room** *16' 5" x 16' 8"*

*(5.01m x 5.08m) max*

With wood laminate flooring, radiator, a range of eye level and base units with worktop over, integrated electric oven and ceramic hob with extractor hood over, sink/drain unit, space for fridge/freezer and washing machine and double glazed windows.

**Services**

Mains electricity, water and drainage are connected. The property is heated by an electric central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Bedroom** *11' 5" x 10' 9" (3.48m x 3.28m) max*

With wood laminate flooring, radiator and double glazed window.

**Bathroom**

With white suite comprising bath with mains rainfall shower over, close coupled W.C and hand basin with vanity unit, heated towel rail and extractor fan.



### Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 43.7 sq. metres (470.1 sq. feet)