



7 Fortescue House
Trowbridge BA14 8FA

Monthly Rental Of £995



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Spacious two bedroom apartment

Allocated parking for one vehicle

Built in wardrobe

Unfurnished

Situated within Trowbridge town centre

Balcony

Integrated white goods

Available from late April

This spacious two bedroom apartment is situated within Trowbridge town centre. Features include a spacious open plan kitchen/living room with integrated white goods, balcony, built in wardrobe, modern bathroom and allocated parking for one vehicle. Available unfurnished from late April.

The property comprises

Entrance Hall

With wall mounted electric heater, integrated phone, large cupboard housing hot water cylinder and second storage cupboard.

Open plan Kitchen/Living Room 22' 9" x 13' 5" *(6.94m x 4.08m) max*

With two wall mounted electric heaters, a range of eye level and base units, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, integrated double oven and ceramic hob with extractor hood over, one and a half bowl sink/drain, PVCu double glazed windows to the front and side and french doors to the balcony.

Bedroom 1 18' 4" x 9' 7" (5.59m x 2.93m)

With wall mounted electric heater, built in wardrobe and PVCu double glazed window to the side.

Bedroom 2 18' 4" x 10' 2" (5.59m x 3.09m)

With wall mounted electric heater and PVCu double glazed window to the side.

Bathroom

With tiled flooring, white suite comprising bath with shower attachment over, close coupled w.c and pedestal hand basin, heated towel rail and extractor fan.

Externally

Allocated parking for one vehicle.

Council tax

The property is in council tax band C.

Energy Performance

The current EPC rating is C (76)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Both outdoor and indoor coverage are likely - source Ofcom.



First Floor

Approx. 66.3 sq. metres (713.6 sq. feet)

