



Flat 2 The Old Ship Frome Road
Trowbridge BA14 0DB

Monthly Rental Of £900



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Beautifully presented ground floor apartment

Spacious lounge/dining room

Double bedroom

**Conveniently situated within easy reach of
Trowbridge town centre and railway station**

Recently renovated throughout

Modern fitted kitchen

Stylish shower room

Allocated parking

This beautifully presented one bedroom ground floor apartment is conveniently situated within easy reach of Trowbridge town centre and railway station. Recently renovated, the apartment has been finished to a high standard throughout. The accommodation comprises a spacious lounge/dining room, modern fitted kitchen, double bedroom and a stylish shower room. Further benefits include modern electric heating and allocated parking. The property is offered to let unfurnished and will be available from early September.

The property comprises

Ground Floor

Lounge/Diner 14' 3" x 11' 8" (4.35m x 3.56m)

With wall mounted electric heater, cupboard housing hot water cylinder and space for washing machine, inset ceiling spotlights and PVCu double glazed window.

Kitchen 9' 8" x 8' 10" (2.95m x 2.70m)

With wood laminate flooring, 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, inset sink and drainer unit, wall mounted electric heater, inset ceiling spotlights and PVCu double glazed window.

Bedroom 9' 9" x 10' 6" (2.98m x 3.19m)

With wall mounted electric heater and PVCu double glazed window.

Shower Room 3' 9" x 5' 7" (1.15m x 1.69m)

With tiled flooring, white suite comprising shower enclosure with mains shower, closed coupled E.C and hand basin with vanity unit under, heated towel rail, inset ceiling spotlights and extractor fan.

Parking

Allocated parking for one vehicle with further visitor spaces available.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is D (67)

Services

Mains electricity, water and drainage are connected. 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

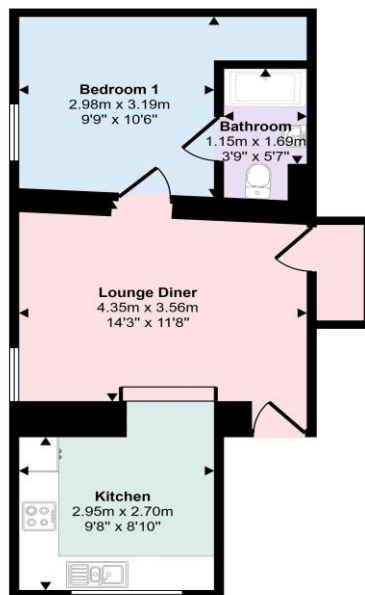
Outdoor coverage is likely - source Ofcom.

Disclaimer

Every reasonable effort has been made to ensure the accuracy of these particulars. However, please note the following: Property details, including references to furnishings, fittings, or equipment, are provided in good faith but do not form part of any offer or contract unless specifically confirmed in writing by the Landlord or Agent. Any items shown in photographs may not be included in the tenancy and should be confirmed with the Agent prior to application. Descriptions of the property's condition or specification are for guidance only. Room sizes and measurements are approximate and for general guidance only. Prospective tenants must satisfy themselves of their accuracy.



Approx Gross Internal Area
42 sq m / 448 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.