



Flat 6, Longfield House Mortimer Street
Trowbridge BA14 8BG

Monthly Rental Of £1,000



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

One bedroom duplex apartment

Mezzanine overlooking the living space

Gas central heating

One allocated parking space

Characterful accommodation with double-height living area

Modern kitchen and bathroom

Gas, electricity, water and council tax included

Town centre location

Situated within a small and unique development in the heart of Trowbridge town centre, this beautifully presented one bedroom apartment offers characterful accommodation arranged over two floors. The property features an open-plan kitchen, dining and living area with an impressive double-height ceiling, a modern bathroom, and a spacious first floor bedroom with mezzanine area, creating a bright and distinctive living space. Outside, there is one allocated parking space. Rent is inclusive of gas, electricity, water and council tax. Available immediately, furnished or unfurnished.

The property comprises

Ground Floor

Entrance Hall

With tiled flooring and storage space.

Kitchen/Living Space

The kitchen area offers wood effect laminate flooring, a range of base units with worktops over and tiled splashbacks, an integrated electric oven with gas hob, inset sink and drainer unit, space for a fridge and a window to the front. This opens into the dining/living area, which also benefits from wood effect laminate flooring, a radiator, space for washing machine and stairs leading to the mezzanine bedroom above.

Bathroom

With wood effect laminate flooring, white suite comprising bath with rainfall shower over, close coupled W.C and hand basin with vanity unit, two heated towel rails and extractor fan.

Mezzanine Level

Bedroom/Living space

With two radiators, an optional double bed and sofa and PVCu double glazed windows to the front and side.

Externally

One allocated parking space.

Energy Performance

The current EPC rating is D (67)

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

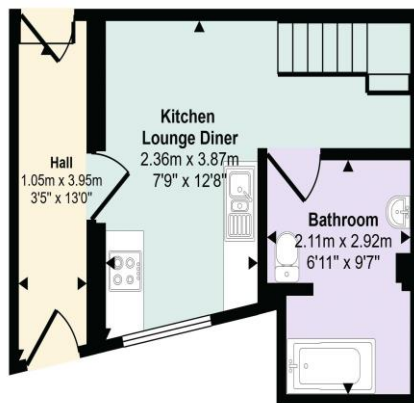
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile phone coverage

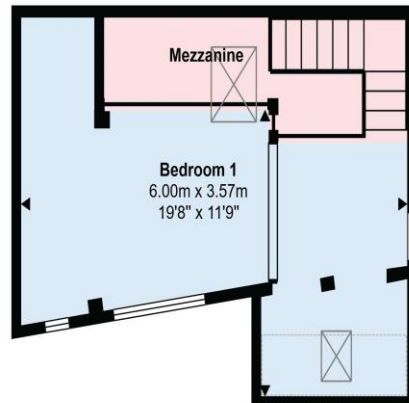
Outdoor and Indoor coverage is likely - source Ofcom.



Approx Gross Internal Area
42 sq m / 454 sq ft



Ground Floor
Approx 25 sq m / 265 sq ft



First Floor
Approx 18 sq m / 189 sq ft

 Denotes head height below 1.5m

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.