



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

**Monthly Rental Of £775**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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|                                    |                                                |
|------------------------------------|------------------------------------------------|
| 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 one vehicle   | 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 and off road parking for one vehicle. Available immediately, unfurnished.

### **The property comprises**

#### **Entrance Hallway**

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

#### **Open plan Kitchen/Living Room** *18' 6" x 12' 2"* *(5.64m x 3.70m)*

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.

#### **Bedroom** *12' 5" x 12' 2"* *(3.79m x 3.70m)*

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.

#### **Parking**

Allocated parking for one vehicle.

#### **Council tax**

The property is in council tax band A.

#### **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.

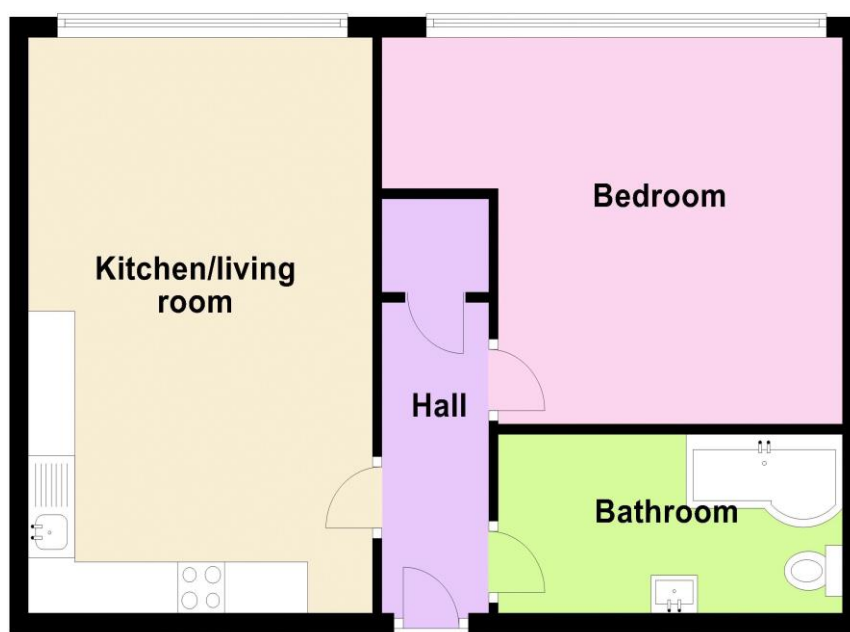
#### **Energy Performance**

The current EPC rating is D (62)



## Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 49.3 sq. metres (530.7 sq. feet)