



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

**Monthly Rental Of £765**



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**

**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, bathroom with rainfall shower over the bath and off road parking for one vehicle. Available from late September, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance Hall**

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

##### **Open plan Kitchen/Living Room** *18' 6" x 11' 10"* *(5.64m x 3.60m)*

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** *10' 8" x 10' 10" (3.24m x 3.30m)max*

With wood laminate flooring, radiator and double glazed window.

##### **Bathroom** *7' 7" x 10' 10" (2.30m x 3.30m)*

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.

#### **Energy Performance**

The current EPC rating is D (63).

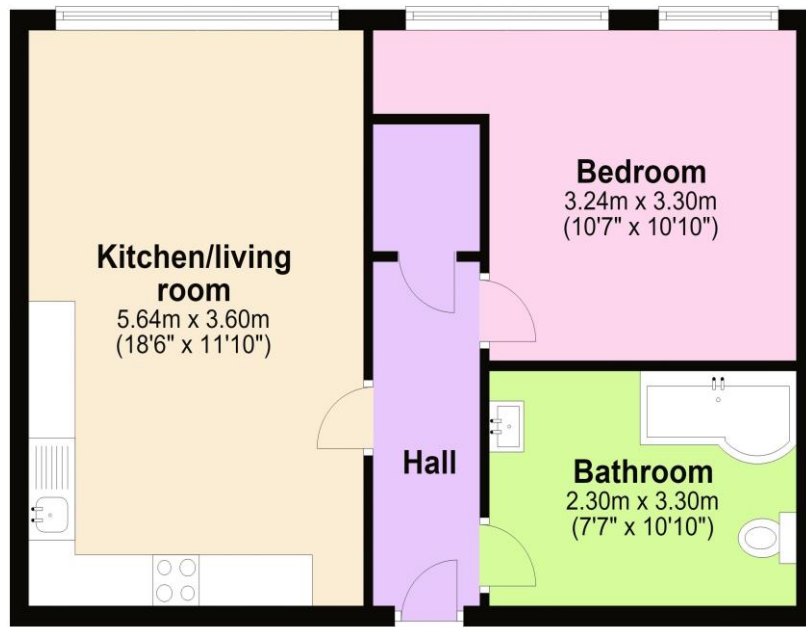
#### **Services**

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.



## Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



Total area: approx. 46.5 sq. metres (500.4 sq. feet)