



**Flat 6, 53 Avenue Road**  
Trowbridge BA14 0AQ

**Monthly Rental Of £850**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Two bedroom first/second floor apartment**

**PVCu double glazing**

**Two double bedrooms**

**Unfurnished**

**Situated within walking distance of the town centre and railway station**

**Electric heating**

**Off road parking**

**Available immediately**

**This two bedroom first/second floor apartment is situated within walking distance of Trowbridge town centre and railway station. Features include PVCu double glazing, electric heating, two double bedrooms and off road parking. Available immediately, unfurnished.**

**The property comprises**

**First Floor**

**Entrance Hall**

**Shower Room**

With suite comprising shower enclosure with electrical shower, pedestal hand basin, low level w.c, electric heater, extractor fan and obscured PVCu double glazed window.

**Second Floor**

**Landing**

**Lounge** *14' 2" x 9' 9" (4.32m x 2.97m)*

With electric storage heater and PVCu double glazed window.

**Kitchen** *10' 4" x 8' 10" (3.16m x 2.68m)*

With a range of base units with worktops over, cooker and PVCu double glazed window.

**Bedroom 1** *15' 3" x 8' 0" (4.66m x 2.44m) max*

Double bedroom with electric storage heater and PVCu double glazed window.

**Bedroom 2** *15' 2" x 9' 11" (4.62m x 3.02m)*

Double bedroom with electric storage heater and PVCu double glazed window.

**Externally**

Off road parking within residents car park.

**Council tax**

The property is in council tax band A.

**Energy Performance**

The current EPC rating is D (65)

**Services**

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

**Broadband**

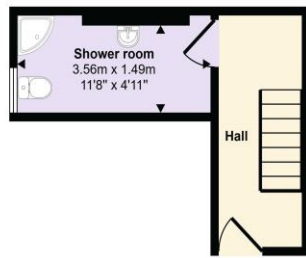
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

**Mobile phone coverage**

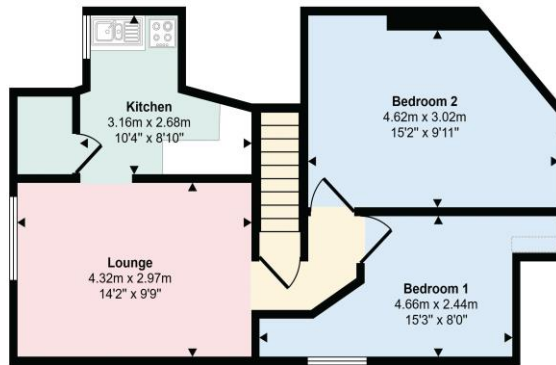
Outdoor coverage is likely - source Ofcom.




Approx Gross Internal Area  
62 sq m / 668 sq ft



Ground Floor  
Approx 12 sq m / 131 sq ft



First Floor  
Approx 50 sq m / 537 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.