



Top floor flat 63A Fore Street
Trowbridge BA14 8ET

Monthly Rental Of £1,050



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious two bedroom apartment

Town centre location

White goods including a dishwasher

Part furnished

Top floor

Gas central heating

Period features

Available immediately

This spacious two bedroom top floor apartment is situated in the heart of Trowbridge town centre. Features include an open plan kitchen/living room, white goods including dishwasher, two double bedrooms, large shower room/utility, gas central heating and period features including exposed timber beams and a feature fireplace. Available immediately, part furnished.

The property comprises

Hallway

With radiator and windows to the side and rear.

Kitchen/living room 16' 3" x 12' 8" (4.96m x 3.85m) *max*

With kitchen area comprising a range of eye level and base units, worktops with splash back, one and a half bowl sink/drainers, integrated electric oven and ceramic hob with extractor hood over, under counter fridge and dishwasher and one and a half bowl sink/drainers unit, feature fireplace, secondary glazed windows to the front.

Bedroom 1 11' 3" x 13' 11" (3.42m x 4.24m)

With two radiators and windows with secondary glazing to the front.

Bedroom 2 9' 3" x 13' 11" (2.82m x 4.25m) *max*

With radiator, exposed timber beams and window to the rear.

Shower Room/Utility

With radiator, white suite comprising shower enclosure with mains shower, low level W.C and hand basin with vanity unit, washing machine, extractor fan and window to the side.

Council tax

The property is currently in council tax band A.

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 available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

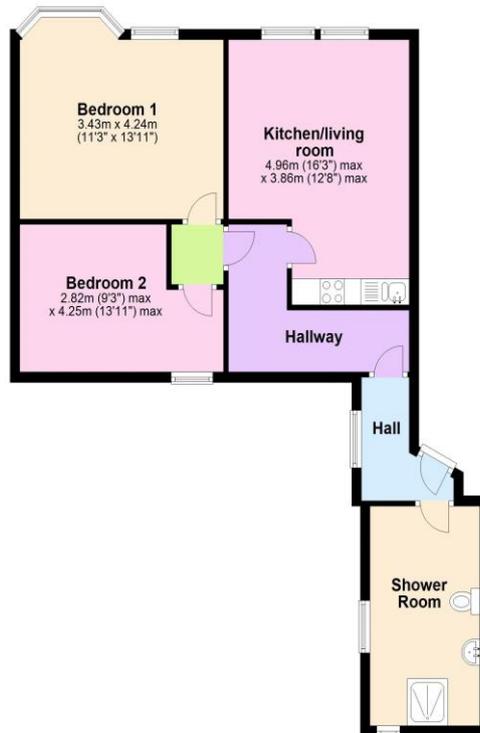
Disclaimer

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.



Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



Total area: approx. 66.5 sq. metres (715.4 sq. feet)