



**96 Pavilions Court Windsor Road**  
Trowbridge BA14 0GB

**Monthly Rental Of £750**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Modern one bedroom apartment**

**Electric heating**

**Open plan kitchen/living room**

**Unfurnished**

**Situated on the outskirts of Trowbridge**

**Double glazing**

**Off road parking for one vehicle**

**Available late April**

**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 from late April, 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**

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**

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.

**Energy Performance**

The current EPC rating is C (73)

**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.

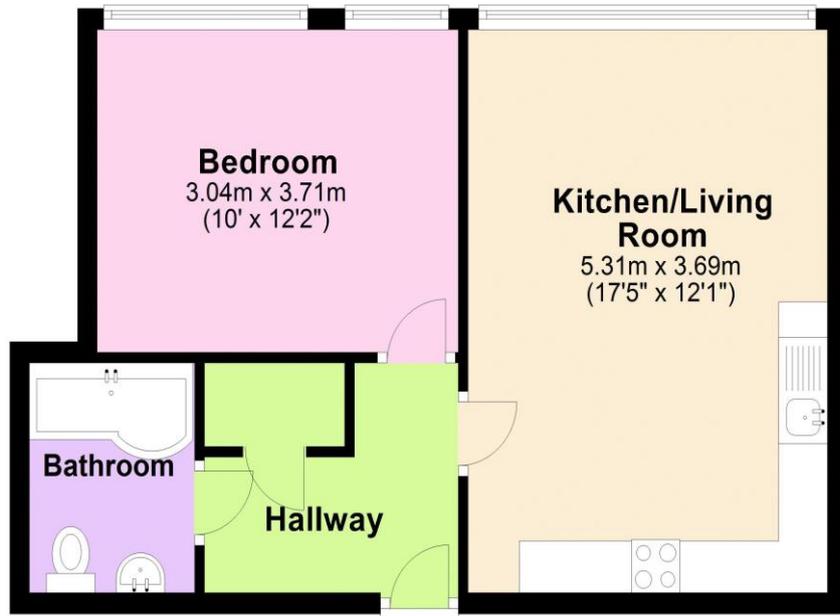
**Disclaimer**

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.



## First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 41.3 sq. metres (444.6 sq. feet)