



Flat 27 Manvers House
BA14 8YX

Monthly Rental Of £800



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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One bedroom top floor apartment

One allocated parking space

Bike storage

Unfurnished

Situated within Trowbridge town centre and easy reach of the railway station

Communal garden

Modern electric heating

Available from mid January

This modern one bedroom top floor apartment is situated within Trowbridge town centre and easy reach to the railway station. Features include one allocated parking space, communal garden, bike storage and modern electric heating. Available from mid January, unfurnished.

The property comprises

Hall

With wood laminate flooring, integrated phone and cupboard housing hot water cylinder.

Lounge/Kitchen *15' 10" x 13' 11" (4.82m x 4.23m) max*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashbacks, sink/drain unit, integrated electric oven and induction hob with extractor hood, television point, wall mounted electric heater and three velux windows.

Bedroom *9' 9" x 10' 0" (2.97m x 3.04m) max*

With wood laminate flooring, wall mounted modern electric heater and velux window.

Shower Room

With white suite comprising shower enclosure with mains shower, close coupled w.c and pedestal hand basin, heated towel rail and extractor fan.

Externally

Allocated parking for one vehicle. Communal garden area and bike storage.

Council tax

The property is in council tax band A.

Services

Mains electricity, water and drainage are connected. 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

EPC rating

The current EPC rating is C (71)



Top Floor

Approx. 37.0 sq. metres (398.5 sq. feet)

