



Flat 4 20 The Elms

Trowbridge BA14 6RP

Monthly Rental Of £1,100



Spacious one bedroom ground floor apartment	Sought after village location
Communal gardens	Gas central heating
Spacious lounge	Kitchen/breakfast room
Large double bedroom	Furnished

This exceptionally spacious and well presented furnished one bedroom ground floor flat is situated within the sought after village of Holt. Features include gas central heating, a spacious lounge, kitchen/breakfast room, large double bedroom, bathroom with shower over the bath, communal gardens and off road parking (non allocated). Available from late January.

The property comprises

Entrance Hall

With PVCu front door, large storage cupboard and fridge.

Kitchen 10' 11" x 8' 0" (3.33m x 2.44m)

With a range of eye level and base units, wood laminate worktops with tiled worktops, freestanding cooker, washing machine, radiator, gas boiler and PVCu double glazed window.

Lounge 16' 0" x 12' 11" (4.87m x 3.94m)

With two radiators and two PVCu double glazed windows.

Bedroom 13' 0" x 12' 11" (3.96m x 3.94m)

With wood flooring, radiator and window with wooden shutters.

Internal hall

With wood flooring and built in shelving.

Bathroom

With white suite comprising bath with shower attachment, W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window.

Externally

The property comes with communal gardens and off road parking (not allocated).

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is C (73)

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

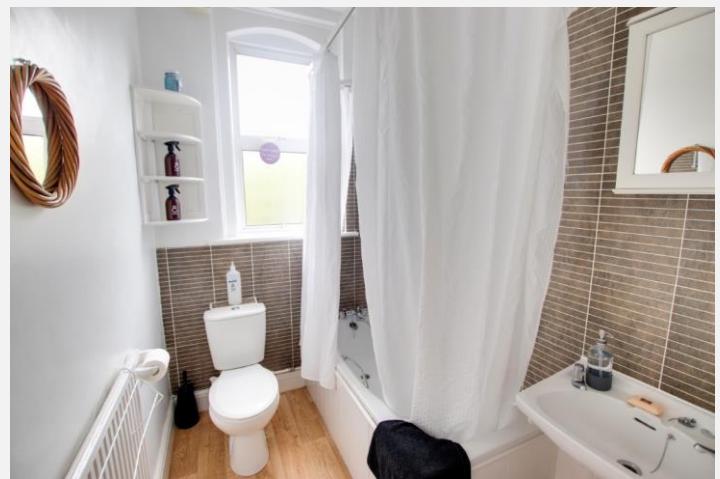
Super fast broadband is available (source - Ofcom)
Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is 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. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)