



**Flat 3 7 Silver Street**  
Trowbridge BA14 8AA

**Monthly Rental Of £795**



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

Town centre location

Integrated white goods

Unfurnished

Ground floor

Open plan kitchen/living room

En-suite shower room

Available late April

This modern one bedroom ground floor apartment is situated in Trowbridge town centre. Features include a spacious open plan kitchen/living room, double bedroom, shower room, modern electric heating and PVCu double glazing. Available late April, unfurnished.

### The property comprises

#### Entrance Hall

With composite front door and wood laminate flooring.

#### Open plan kitchen/living room 24' 11" x 15' 4" (7.59m x 4.67m) max

With wood laminate flooring, modern electric storage heater, a range of eye level and base units, worktops with upstands, integrated electric oven and hob with extractor hood over, integrated fridge/freezer and washing machine, sink/drainage unit and obscured PVCu double glazed window to the front.

#### Bedroom 12' 7" x 16' 4" (3.83m x 4.97m)

With modern electric storage heater and PVCu double glazed window to the front.

#### Shower Room

With wood laminate flooring, white suite comprising shower enclosure with mains shower, hand basin with vanity unit and close coupled W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

#### Council Tax

The council tax band for this property is currently A.

#### Services

Mains electricity, water and drainage are connected. The property is heated by electric storage heaters. Please note that the Agent has not tested any appliances.

#### Broadband

Superfast broadband available - Source (Ofcom)  
Predicted maximum download speed 80Mbps

#### Mobile Phone Coverage

Indoor and outdoor coverage -Likely - Source (Ofcom)

#### Energy Performance

The current EPC rating is C (75)



### Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



Total area: approx. 51.0 sq. metres (548.7 sq. feet)