



41A Ashton Street
Trowbridge BA14 7ET

Monthly Rental Of £750



One bedroom ground floor apartment

Modern kitchen

Walking distance to town centre

Available from early February

Extremely spacious

Gas central heating and PVCu double glazing

Unfurnished

This exceptionally spacious one bedroom ground floor flat is situated within walking distance of Trowbridge town centre. Features include a modern fitted kitchen, spacious lounge, large double bedroom and shower room, gas central heating, PVCu double glazing and a small courtyard garden. Available from early February, unfurnished.

The property comprises:

Hall

Lounge 14' 10" x 13' 2" (4.51m x 4.02m)

With radiator, storage cupboard under the stairs and door to the courtyard garden.

Bedroom 14' 10" x 13' 1" (4.53m x 3.99m)

With radiator and PVCu double glazed window to the front.

Kitchen 9' 3" x 8' 3" (2.83m x 2.52m)

With a range of eye level and base units, sink/drainer, integrated oven and hob with extractor hood over, space for fridge/freezer and washing machine, radiator and PVCu double glazed window.

Rear Hall

Shower Room

With white suite comprising shower enclosure, W.C and hand basin, and obscured PVCu double glazed window.

Externally

The property comes with a small private courtyard garden.

Council tax

The property is currently in council tax band A.

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 broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

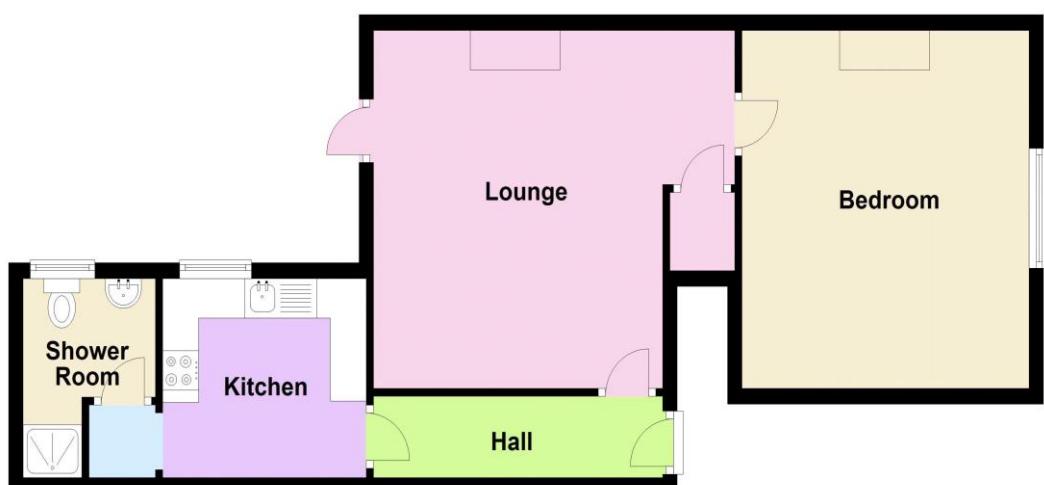
Disclaimer

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. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 57.2 sq. metres (615.5 sq. feet)