

# Wrights



**29 Pavilions Court, Windsor Road**  
Trowbridge BA14 0FY

**Monthly Rental Of £850**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

## Two bedroom first floor apartment

Open plan kitchen/Living with integrated white goods

Two double bedrooms

Double glazing

Situated within the popular Pavilions Court

Stunning bathroom with bath and shower enclosure

Modern electric heating

Allocated parking for two vehicles

This two bedroom first floor apartment is situated within the popular Pavilions Court, close to Trowbridge retail park. Features include an open plan kitchen/living room with integrated white goods, bathroom with bath and separate shower enclosure, two double bedrooms, modern electric heating, double glazing and allocated parking for two vehicles. Available from early July, unfurnished.

### Situation

The development is situated on the outskirts of Trowbridge, within White Horse Business Park. Trowbridge retail park is conveniently close by and the town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.

### The property comprises

#### Entrance Hallway

With wood laminate flooring and cupboard housing hot water cylinder and washer/dryer.

#### Open plan Kitchen/Living Room *17' 6" x 11' 6"* *(5.34m x 3.51m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashbacks, integrate electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and slimline dishwasher, one and a half bowl sink/drain unit, wall mounted modern electric heater and double glazed window to the rear aspect.

#### Bedroom 1 *13' 4" x 10' 8"* *(4.06m x 3.24m)* max

With newly fitted carpet, wall mounted modern electric heater and double glazed window to the rear aspect.

#### Bedroom 2 *8' 4" x 8' 4"* *(2.54m x 2.54m)*

With newly fitted carpet, wall mounted modern electric heater and double glazed window to the rear aspect.

#### Bathroom *7' 2" x 5' 7"* *(2.18m x 1.69m)*

With tiled flooring, fully tiled walls, four piece suite comprising bath, shower enclosure with mains fed thermostatic shower with rain head and separate shower attachment, hand basin and W.C, heated towel rail, LED illuminated mirror and extractor fan.

#### Off road parking

This apartment is sold with two allocated parking spaces. Further visiting parking will be available.



## First Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 51.2 sq. metres (551.2 sq. feet)