



44 Conigre Square
Trowbridge BA14 8LJ

Monthly Rental Of £925



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom apartment

Good size bedrooms

Integrated white goods

Gas central heating

First Floor

One allocated parking space

Town centre location

PVCu double glazing

This spacious two bedroom first floor apartment is situated within Trowbridge town centre. Features include an open plan kitchen/living room with integrated white goods, two double bedrooms, bathroom with shower over the bath, gas central heating and one allocated parking space. Available from mid January, unfurnished.

The property comprises

Entrance Hall

With wood laminate flooring and radiator.

Lounge 14' 0" x 11' 3" (4.27m x 3.43m) max

With wood laminate flooring, television point, double panel radiator and french doors to the juliet balcony. Open plan into...

Kitchen 10' 3" x 7' 5" (3.12m x 2.27m) max

With tiled flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, sink/drain unit, integrated electric oven and four ring gas hob with extractor hood over, integrated fridge freezer and washer dryer.

Bedroom 1 10' 3" x 14' 0" (3.12m x 4.27m)

With double panel radiator, built in wardrobes and PVCu double glazed window.

Bedroom 2 8' 11" x 9' 9" (2.72m x 2.96m)

With double panel radiator, built in wardrobe, boiler cupboard and PVCu double glazed window.

Bathroom

With laminate flooring, white suite comprising bath with mains shower over, pedestal hand basin, low level w.c, pedestal hand basin, low level w.c, heated towel rail and extractor fan.

Externally

One allocated parking space.

Council tax

The property is currently in council tax band B.

EPC Rating

The current EPC rating is B (81)

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.

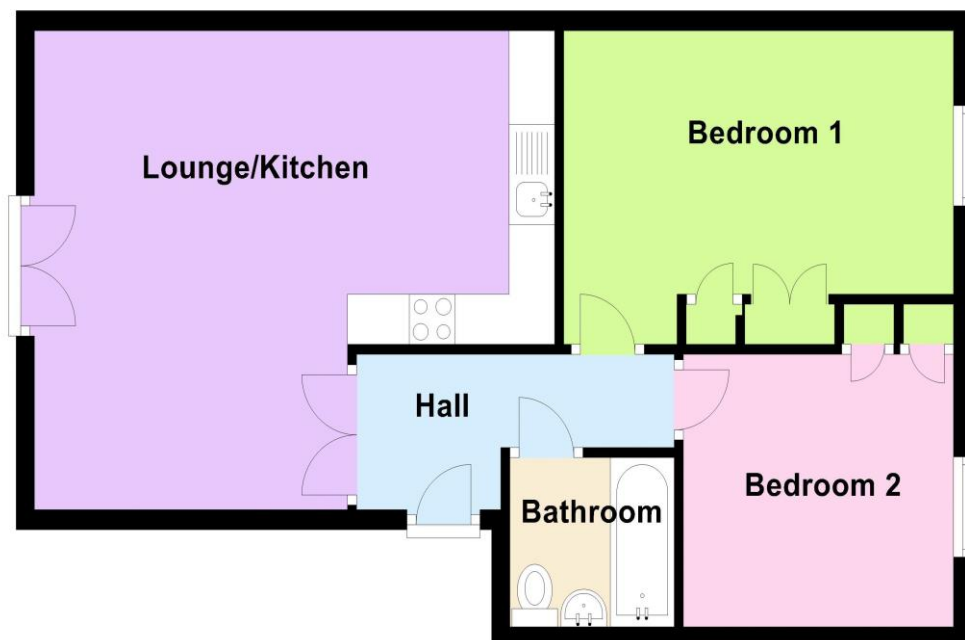
Disclaimer

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.



First Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 sq. feet)