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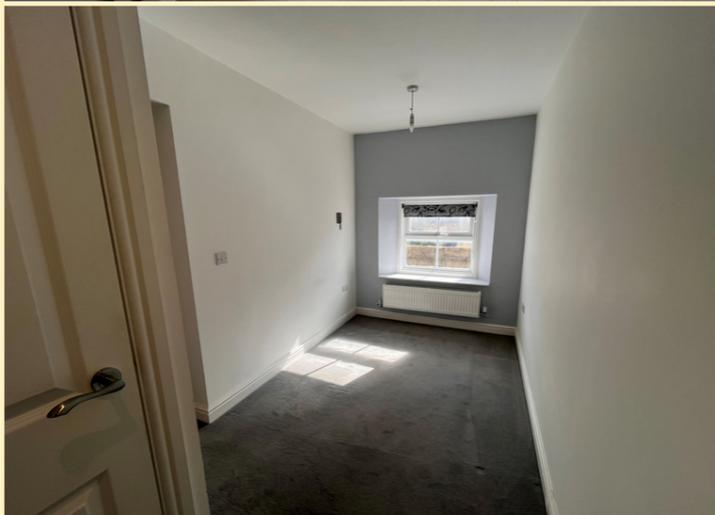
Residential Sales

Residential Lettings

Land & Development

**COBB
FARR**

Residential Lettings



Flat 6 Avon Villa, 95 Trowbridge Road,
Bradford-on-Avon, Wiltshire, BA15 1EG

£1,295 pcm

A well appointed, light and airy top floor apartment with an open plan living room and kitchen, bathroom, double bedroom as well as a study area that is large enough to be used as an occasional guest sleeping area/study, renovated to a very high standard and specification.

Available Now

Unfurnished

Key Features

- Period building
- Double bedroom
- Study /Occasional guest sleeping area
- Renovated to a high standard and specification
- Open plan living room/kitchen
- Use of communal gardens

Description

A well appointed, light and airy top floor apartment situated within a beautiful, renovated period property. Enjoying an enviable position on Trowbridge Road and within easy reach of the town center, train station and other local amenities. Benefiting from use of the communal outside space to the rear of the property. With an open plan living room and modern kitchen fitted with Bosch appliances, a double bedroom as well as a study area that is large enough to be used as an occasional guest sleeping area.

Accommodation

Ground Floor

Communal Entrance Hall

with Victorian style tiles with window to side and stairs rising to first and second floors leading to;

Door to Flat 6

leading into hall/study/potential guest sleeping area with cupboard to side housing Worcester Gas Boiler, Bosch washer/dryer, programmer for boiler and heating, Bellissimo video entry phone, UPVC double glazed window with a side aspect, Automist spray mechanism for fire safety, radiator, smoke alarm, carbon monoxide detector, down lights.

Door into Open Plan Lounge/kitchen

with wood effect flooring, a range of handleless matt wall and floor units with under unit lighting, Bosch stainless steel gas hob, Bosch single electric oven below, Franke stainless steel one and half bowl sink with chrome mixer tap over set into a wood effect laminate worktop, small window to side, down lighting in kitchen area, pendant light in lounge area with UPVC double glazed window overlooking the rear of the property, radiator.

Master Bedroom

carpeted, with UPVC double glazed window overlooking the rear of the property, pendant light, T.V. aerial and sockets.

Bathroom

with white suite comprising of large walk in shower with glass shower screen, metro style tiled walls with integral shelf, Hansgrohe thermostatic shower with fixed rain head shower and hand held shower head on riser, concealed cistern WC and wall mounted wash hand basin, part tiled walls, Victorian style floor tiles, chrome ladder style radiator and down lights, extractor.

Externally

The apartment benefits from being set back from the road by a landscaped garden area with pathway leading to the front door as well as providing access to the rear communal garden. Here there is a separate area for storage of bins with a secluded gravelled garden area to enjoy some outside space.

Second Floor
Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 46.3 sq. metres (498.2 sq. feet)

General Information

EPC rating C

Council Tax Band A – £1800.61 2026/27

Gas Central Heating

Holding deposit equivalent to 1 weeks rent £295.00

Damages deposit equivalent to 5 weeks rent £1475.00

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