



📍 45 The Tannery, Holt, Trowbridge, Wiltshire, BA14 6HS

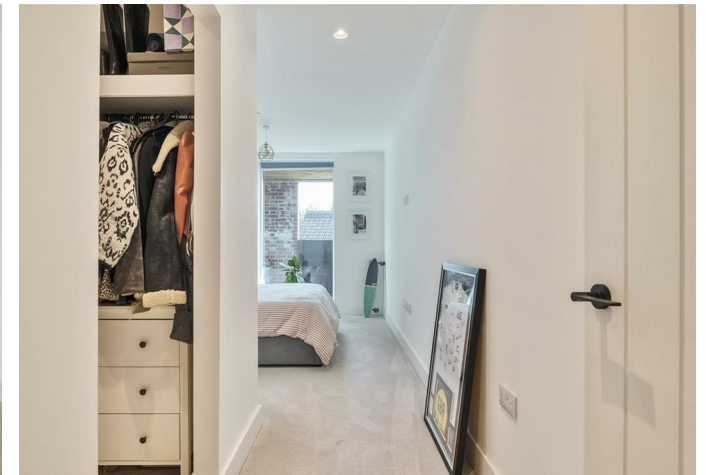
🔗 Offers In Excess Of £230,000

A stunning one bedroom contemporary apartment built by Stonewood Homes to a very high standard within this highly desirable development within Holt. The property benefits from a beautiful interior and a balcony offering pleasant views as well as an allocated parking space.

- One Bedroom
- Beautifully Presented
- Parking
- Terrace with Superb Countryside Views
- Highly Desirable Location within the Village
- Local Amenities
- Vendor Suited

🏠 Leasehold

🏠 EPC Rating B



A stylish and well presented one bedroom apartment with a balcony and allocated parking space situated on this popular development within this highly sought-after village, boasting fine amenities including Public Houses, a general store and two National Trust Properties.

Upon entering the building you are welcomed into the communal hallway which is modern and well maintained. Stairs lead to the first floor where the entrance to the apartment is found. This spacious apartment offers a stunning open plan kitchen/living area spanning the length of the apartment. The kitchen has been finished to the highest standard boasting a range of floor and wall units below a polished granite worktop. Integrated appliances include; dishwasher, electric fan oven and electric hob with hood above and a fridge/freezer. The living area is well proportioned with ample space for a dining table and chairs and living room furniture. The balcony leads from the living space via sliding doors and is a wonderful space boasting a fine view overlooking the neighbouring lake. The bedroom is generous in size with a superb walk in wardrobe area creating a luxury feel. The bathroom has been finished to a high specification with white fittings and a bath with shower attachment above with glass shower screen.

The property also benefits from an allocated parking space located next to the block.

Situation

The village of Holt has an excellent community atmosphere and is conveniently situated approximately 3 miles from Melksham, Trowbridge and Bradford on Avon. Village amenities include a general store, churches, public houses, primary school and recreational facilities. Situated within the village are two national trust properties, The Courts and Chalfield Manor. The further facilities of Bradford on Avon are within easy reach and include shops, public houses, public library, indoor swimming pool and railway station. The Georgian City of Bath is just c.12 miles distant which provides a thriving cosmopolitan retail centre with many fine restaurants and wine bars, The Theatre Royal, excellent sporting facilities and also a main line railway station providing direct access to Bristol and London Paddington.

Property Information

Council Tax Band: B

Leasehold - 999 year lease starting on 1st January 2021.

Mains Services

Double Glazing & Underfloor Heating

EPC Rating; B

Service Charge: £1,550 per annum

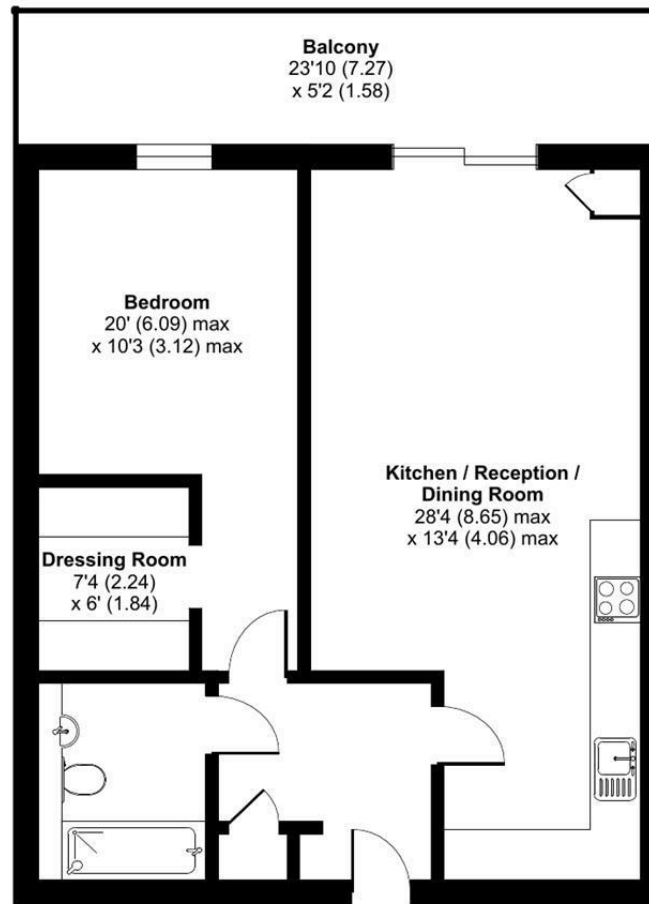
Ground Rent: Peppercorn



The Tannery, Holt, Trowbridge, BA14

Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1310491

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