



Connells

Ushers Court
Trowbridge, Wilts



Property Description

Situated in the heart of Trowbridge Town Centre & on the site of the former Ushers Brewery, is this Two Bedroom Purpose Built Apartment. Within easy reach of all the nearby shops, bars & eateries along with Trowbridge Railway being a short walk away, this property would be a great First Time Buy or Investment.

To be found on the second floor, the accommodation comprises Good Size Open Plan Lounge, Diner & Kitchen, Two Bedrooms & Bathroom.

The property is afforded an Allocated Parking Space in designated Residents Parking Area.

Entrance

Communal entrance at ground level. Stairs to all floors.

Entrance Hall

Door from communal landing. Built in siring / storage cupboard. Heater. Doors to Lounge / Kitchen, Bedrooms & Bathroom.

Open Plan Lounge / Kitchen

22' max x 14' 11" max (6.71m max x 4.55m max)

Comprising a range of wall, base & drawer units with work surfaces. Inset sink and drainer. Integrated appliances including oven, hob - with cookerhood, fridge freezer & washer / dryer. French doors & window to side to Juliet balcony. Two heaters.

Cont'd.....

Bedroom One

13' 5" x 9' 2" (4.09m x 2.79m)

Window. Fitted wardrobes. Heater. Isolator for bathroom.

Bedroom Two

13' 6" x 7' 10" (4.11m x 2.39m)

Window. Heater.

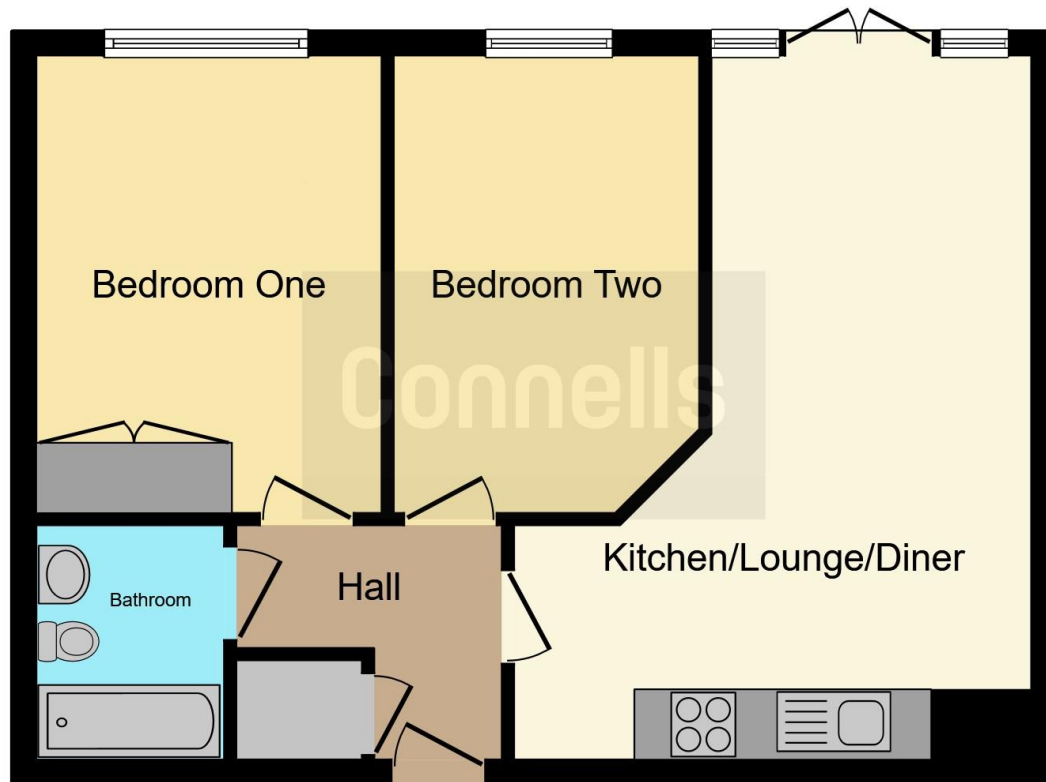
Bathroom

Suite comprising bath with wall mounted shower over, wash hand basin & low level wc. Heated towel rail.

Parking

The property is afforded one space in the residents parking area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

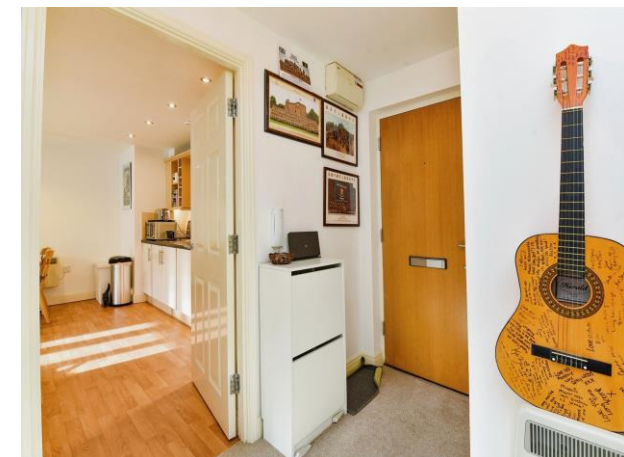
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EPC Rating: Awaited

view this property online [connells.co.uk/Property/TWB306864](https://www.connells.co.uk/Property/TWB306864)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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