

for sale

£140,000



## Duke Street TROWBRIDGE BA14 8EA

One Bed Apartment in Town Centre within walking distance of local amenities & railway station. Open Plan Dual Aspect Living Space - with modern fitted kitchen, Good Size Bedroom & Three-Piece Bathroom. No onward chain.



# Duke Street TROWBRIDGE BA14 8EA

## Entrance

8' max x 4' 5" max ( 2.44m max x 1.35m max )  
Door to front aspect. Storage / cloaks cupboard. Doors to Open Plan Lounge / Kitchen. Bedroom & Bathroom.

## Open Plan Living Space

19' 11" max x 13' 7" max ( 6.07m max x 4.14m max )  
Dual aspect room with windows front & rear and folding doors to Juliet balcony. Radiator.

Area for table & chairs.

Kitchen comprises comprehensive range of wall, base & drawer units with work surfaces over. Inset sink and drainer. Built in oven and inset hob with cooker hood over. Integrated appliances. Kickboard lighting,

## Bedroom

12' 3" max x 11' 6" max ( 3.73m max x 3.51m max )  
Window to rear aspect. Radiator.

## Bathroom

7' 11" max x 7' 5" max ( 2.41m max x 2.26m max )  
Obscure window. Suite comprising panel enclosed bath with wall mounted shower over, wash hand basin and low level wc. Part tiled walls. Back lit illuminated mirror.

## Grounds

Outside there are communal grounds & parking area. [Parking permit available via Mi-Permit]







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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11 Fore Street  
TROWBRIDGE BA14 8HA

Property Ref: TWB306955 - 0006

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/TWB306955](http://connells.co.uk/Property/TWB306955)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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