



Connells

Henderson Close
Trowbridge



Property Description

Two Bedroom First Floor Flat offering good access to Town Centre & Trowbridge Railway. In a cul de sac of purpose built apartments, this would be a great first time buy or investment.

Accommodation comprises Entrance, Landing / Hall, Lounge, Kitchen, Two Bedrooms & Bathroom. Outside there is an area to the front belonging to the property whilst to the rear is communal gardens, that all the flats have access to.

There is also a garage in a nearby block and there are some parking spaces to the front of the properties.

Entrance

Door at ground level. Stairs up to first floor.

Hall

Doors to Lounge, Kitchen, Bedrooms & Bathroom. Access to loft. Built in storage cupboards.

Lounge

15' 8" max x 10' 8" max (4.78m max x 3.25m max)
Window to rear aspect. Storage heater.

Kitchen

10' max x 9' 5" max (3.05m max x 2.87m max)
Window to front aspect. Comprising wall & base units with work surfaces over with splashback tiling. Inset sink and drainer unit. LPG gas cooker. Larder cupboard.



Bedroom One

15' 8" max x 8' 9" max (4.78m max x 2.67m max)

Window to rear aspect. Storage heater.

Bedroom Two

10' 4" max x 9' 11" max (3.15m max x 3.02m max)

Window to front aspect. Storage heater.

Bathroom

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

Gardens

To the front of the block is an area of gardens belonging to the flat. Area for bin storage. At the rear of the flats is a communal area, that all the flats can use.

Garage

Single up and over door. Garages are in an area across from access road and car park.





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

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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 1000 years from 01 Jan 1982. 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.

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