



**Connells**

Duke Street  
Trowbridge





### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Communal Entrance

Door at ground level. Stairs to all floors.

### Property Description

Town Centre Positioned Top Floor One Bedroom Flat. Well Presented Throughout and Offered For Sale with No Onward Chain.

Accommodation comprises Entrance Hall, Open Plan Living Space, Bedroom & Separate Shower Room. There is a residents parking area to the rear with an allocated space.

Everything you need nearby including shops, bars, eateries, Odeon Complex & Trowbridge Railway.

### Private Entrance

With door from communal entrance opening to entrance hall. Doors to Open Plan Living Area, Bedroom & Shower Room.

### Open Plan Living Area

18' 7" max x 14' 1" max ( 5.66m max x 4.29m max )

Light and airy room with upgraded sash window to the front aspect. Window frame includes draught seals, brass fittings, bespoke voile / net curtain fittings & high quality paint.

To one side is a fitted kitchen with wall & base units with work surfaces over and splashback tiling. Inset sink and drainer unit. Built in oven and inset eco hob. Space for appliances.

Cont'd....

## Bedroom

11' 5" max x 10' 9" max ( 3.48m max x 3.28m max )

Window to rear aspect. Built in cupboard with hot water tank.

## Shower Room

Suite comprising shower enclosure, wash hand basin and low level wc with soft closing lid / seat. Splashback tiling.

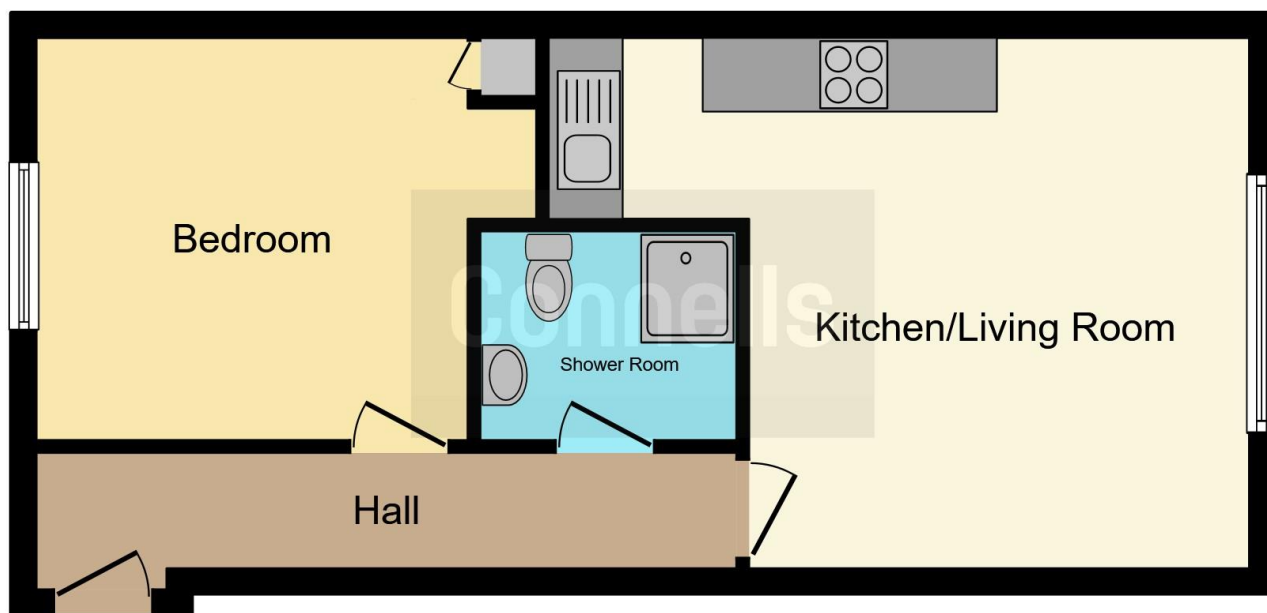
## Parking

Residents parking area to the rear. The property has an allocated space.

## Agents Note

Any mobile electric heaters are available by separate negotiation.





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)

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/TWB307188](http://connells.co.uk/Property/TWB307188)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Jun 1991. 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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