



Connells

Charlotte Square
Trowbridge, Wilts



Property Description

First Floor Generous Size Flat in Town Centre being Offered For Sale with No Onward Chain.

Accommodation comprises Entrance Hall, Lounge / Dining, Kitchen, Two Bedrooms & Bathroom.

The property is in a block alongside other flats and convenient for Town Centre with its wealth of shops, bars and eateries, Trowbridge Park, Odeon Leisure Complex and Trowbridge Railway.

Viewing strongly recommended.

Communal Entrance

Door at ground level. Stairs to all floors.

Entrance Hall

With door from communal landing. Doors to Lounge, Bedrooms, Cloaks / Storage Cupboard & Bathroom.

Lounge / Dining Room

20' 6" max x 10' 8" max (6.25m max x 3.25m max)

Window to front aspect. Wall mounted heater. Security entry phone system. Access to Kitchen.

Kitchen

12' 4" max x 5' 6" max (3.76m max x 1.68m max)

Window to front aspect. Comprising wall & base units with work surfaces over. Inset stainless steel sink and drainer unit. Space for freestanding cooker with extractor over. Space for appliances.

Bedroom One

13' 4" max x 8' 5" max (4.06m max x 2.57m max)

Window to rear aspect. Wall mounted heater.

Bedroom Two

9' 5" max x 7' 9" max (2.87m max x 2.36m max)

Window to rear aspect.

Walk In Cupboard

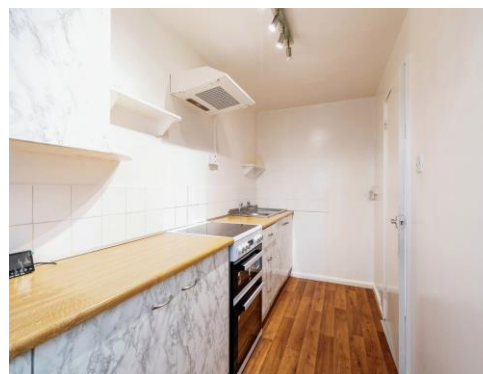
Walk in storage / cloaks cupboard.

Bathroom

Three piece suite comprising bath with wall mounted shower over, wash hand basin and low level wc. Sliding doors to storage / airing cupboard.

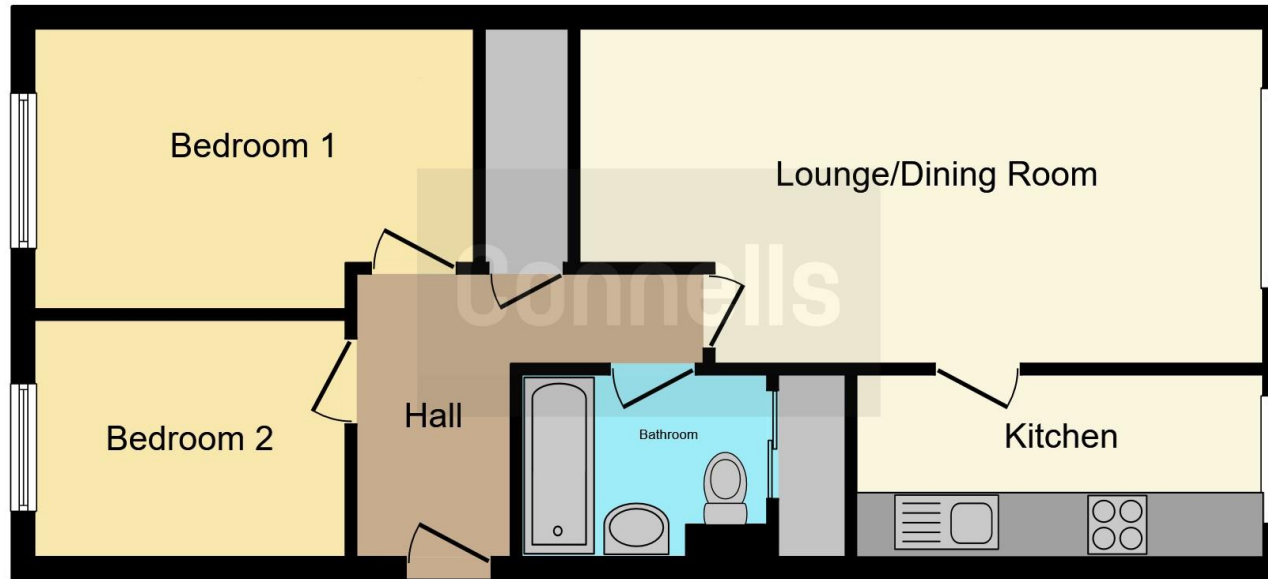
Parking

There is a parking area on a first come first served basis.









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

To view this property please contact Connells on

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11 Fore Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307180

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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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