



**Connells**

Henderson Close  
TROWBRIDGE



### Property Description

Ground Floor Two Bed Flat in popular location, ideal for access to Town Centre & Trowbridge Railway. Available with No Onward Chain a viewing is highly advised.

Accommodation Entrance Hall, Lounge, Kitchen, Bedrooms & Bathroom.

Area to the front belongs to the property & communal gardens to the rear.

There is a garage in a nearby block & a residents parking area.

### Entrance

Door to front aspect. Good size entrance hall. Built in storage cupboards. Doors to Bedrooms, Bathroom, Lounge & Kitchen.

### Kitchen

10' 6" x 6' 6" ( 3.20m x 1.98m )  
Window to front aspect. Comprising wall & base units with work surfaces over and splashback tiling. Inset sink and drainer. Space for appliances. Larder / storage cupboard.

### Lounge

15' 10" x 10' 8" ( 4.83m x 3.25m )  
Door & full drop partially obscured window to rear. Storage heater.

### Bedroom One

15' 9" x 8' 9" ( 4.80m x 2.67m )  
Full drop window to rear, bottom part obscured. Storage heater.

## Bedroom Two

10' 6" x 5' 8" ( 3.20m x 1.73m )  
Full drop window to front, partially obscured.  
Storage heater.

## Bathroom

Three piece suite comprising panel enclosed bath with wall mounted power shower, wash hand basin & low level wc. Tiled splashbacks

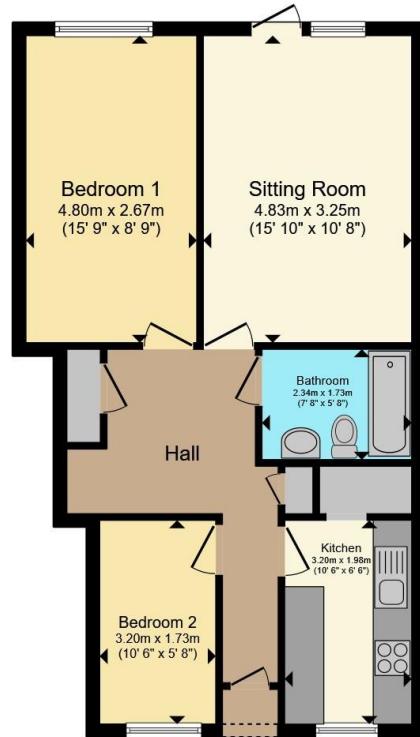
## Front Garden

Area to the front of the property laid to gravel.  
Path to front door.

## Garage

Single garage located in nearby block. There is a residents parking area to the front of the flats.





Total floor area 59.2 m<sup>2</sup> (638 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells



To view this property please contact Connells on

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11 Fore Street  
 TROWBRIDGE BA14 8HA

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: 660.00  
 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWB307748](http://connells.co.uk/Property/TWB307748)**

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.



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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