



Wrights
01225 755553

Roundstone Street, Trowbridge, Wiltshire, BA14 8DE

£144,950

This exceptional newly converted top floor apartment is situated within Trowbridge town centre.

The property is finished to a high specification, offering a stunning kitchen with integrated oven and hob, lounge with feature window offering a lovely outlook to the front, double bedroom, study and high quality bathroom.

Further features include exposed timber beams, feature fireplaces, refurbished wood framed windows and gas central heating with a Worcester gas combi boiler.

Situation

The property is well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes and the multiplex cinema.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Newly converted top floor apartment

Character property and many original features

One double bedroom plus additional study

High specification finish

Refurbished windows

Gas central heating

Town centre location

Ideal buy to let or first time buy

No onward chain



The property comprises

Second floor

Entrance Hall

With large storage cupboard housing new Worcester gas combi boiler and new electric fuse box.

Lounge

16' 1" x 11' 5" (4.89m x 3.48m) max

With double panel radiator, exposed wooden ceiling beams, feature fireplace and wood framed feature window to the front.

Kitchen

14' 11" x 7' 7" (4.54m x 2.31m)

With a range of high quality eye level and base units, worktops with tiled splash backs, integrated electric oven and induction hob, inset one and a half bowl "Frank" sink/drain unit, breakfast bar, space and plumbing for washing machine, double panel radiator, inset ceiling spotlights, exposed wooden ceiling beam and wood framed window to the front.

Study

10' 2" x 6' 0" (3.10m x 1.83m) max

With double panel radiator, feature fireplace, exposed wooden ceiling beam and wood framed sash window to the side.

Bathroom

With white suite comprising bath with mains shower over, pedestal hand basin and close coupled W.C, double panel radiator, heated towel rail, eaves storage, extractor fan and Velux window to the rear.

Bedroom *11' 5" x 12' 8" (3.49m x 3.85m) max*

With double panel radiator, feature fireplace, exposed wooden ceiling beam and wood framed window to the rear.

Tenure

The property is sold with a 999 year lease which commenced in November 2022. No ground rent or service charges are currently payable. Maintenance costs for the communal areas will be split equally between the three leaseholder. Buildings insurance is currently approximately £75 per annum.



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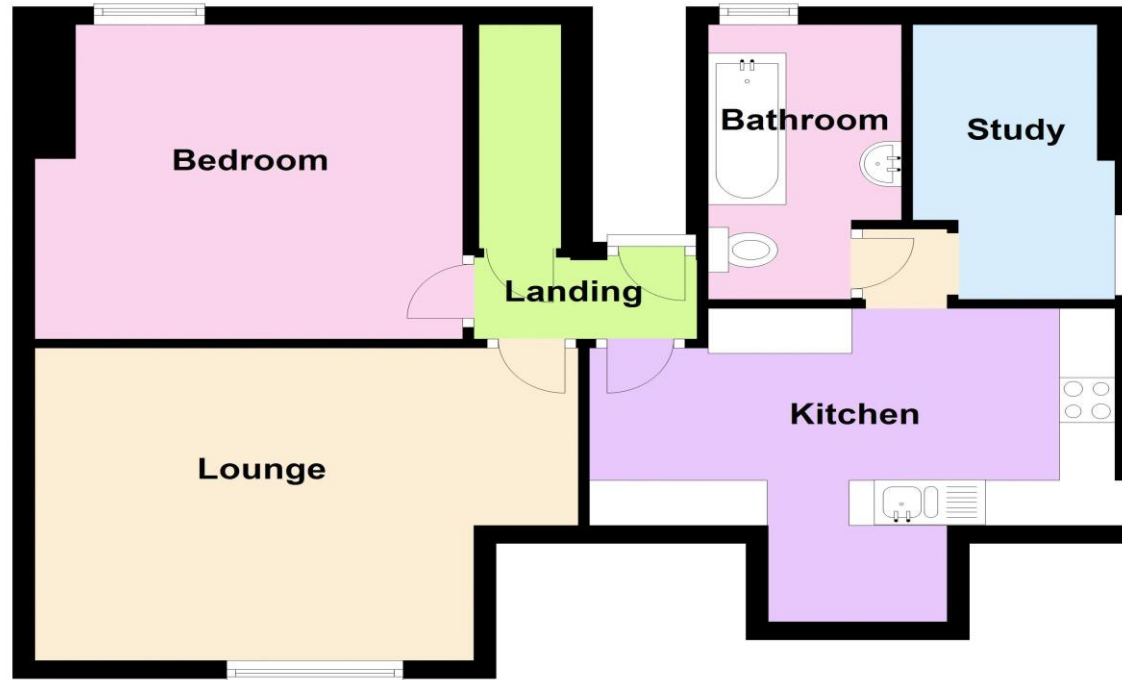
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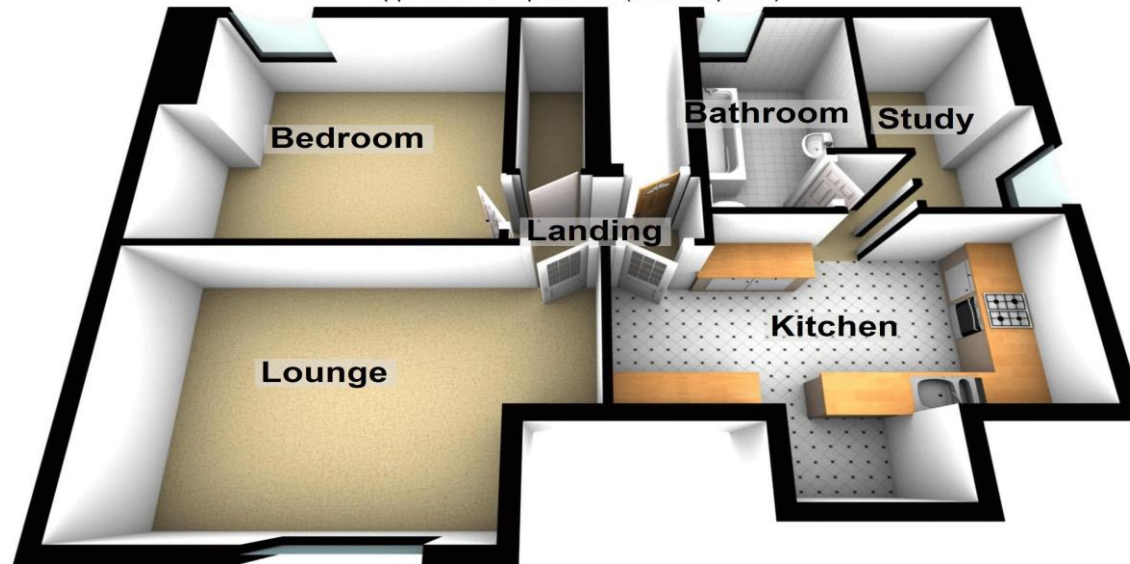
Second Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



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