



**Wrights**  
01225 755553

Westcroft House, Conigre, Trowbridge, Wiltshire, BA14 8RF

£130,000

This spacious one double bedroom first floor apartment is situated within a Grade II listed gated development close to Trowbridge town centre and railway station.

Features include a spacious open plan kitchen/dining/living room, exposed timber beams, one allocated parking space and two additional visitors spaces, gas central heating and sash windows. Internal viewing highly recommended.

Sold with the benefit of no onward chain.



**Spacious one bedroom  
first floor apartment**  
**Grade II listed building**  
**Situated with Trowbridge  
town centre**  
**One secure gated  
allocated parking space**

### **Situation**

The property is situated within easy walking distance of the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

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

**Gas central heating**  
**Sash windows**  
**Grade II listed building**  
**Sold with the benefit of  
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## The property comprises

### Lounge/Diner

*16' 9" x 9' 4" (5.10m x 2.84m) max*

With exposed timber beams, 2 double panel radiators, television point and three sash windows to the front. Open plan into...

### Kitchen Area

*16' 9" x 9' 4" (5.10m x 2.84m) max*

With a range of eye level and base units, rolled worktops with tiled splash backs, sink/drain, integrated oven and hob with extractor hood over, integrated fridge and space for integrated washing machine and sash window to the front.

### Bedroom

*11' 2" x 9' 8" (3.41m x 2.95m)*

With double panel radiator, television point and sash window to the front.

### Bathroom

With double panel radiator, white suite comprising bath with shower attachment over, pedestal basin and low level w.c, wall mounted gas combi boiler, extractor fan and door leading to the fire escape.

## Externally

One secure gated allocated parking space and two visitors spaces.

## Tenure

The property is sold with a 999 year lease which started in 2006. We have been informed that the ground rent and service charges are currently £160.88 per month.

## Council Tax

The property is currently in council tax band B.

## Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

## Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 66 Mbps

## Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



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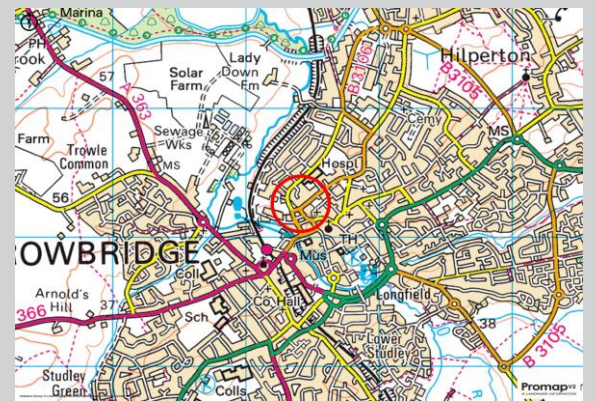
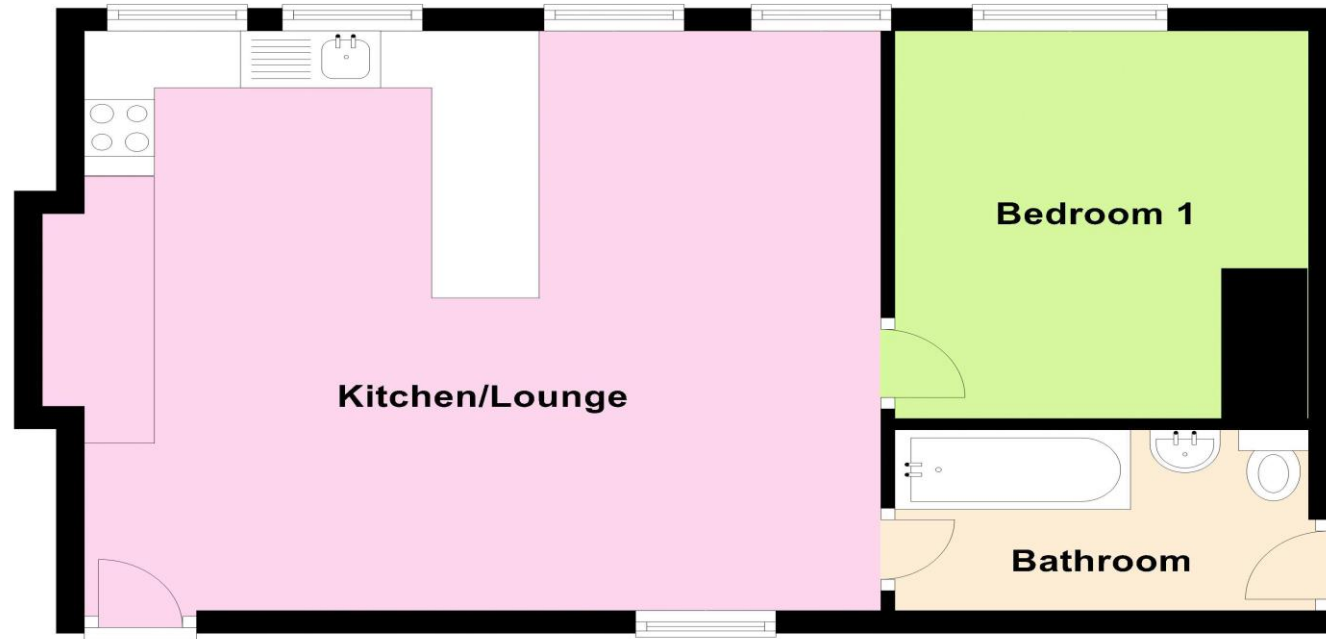


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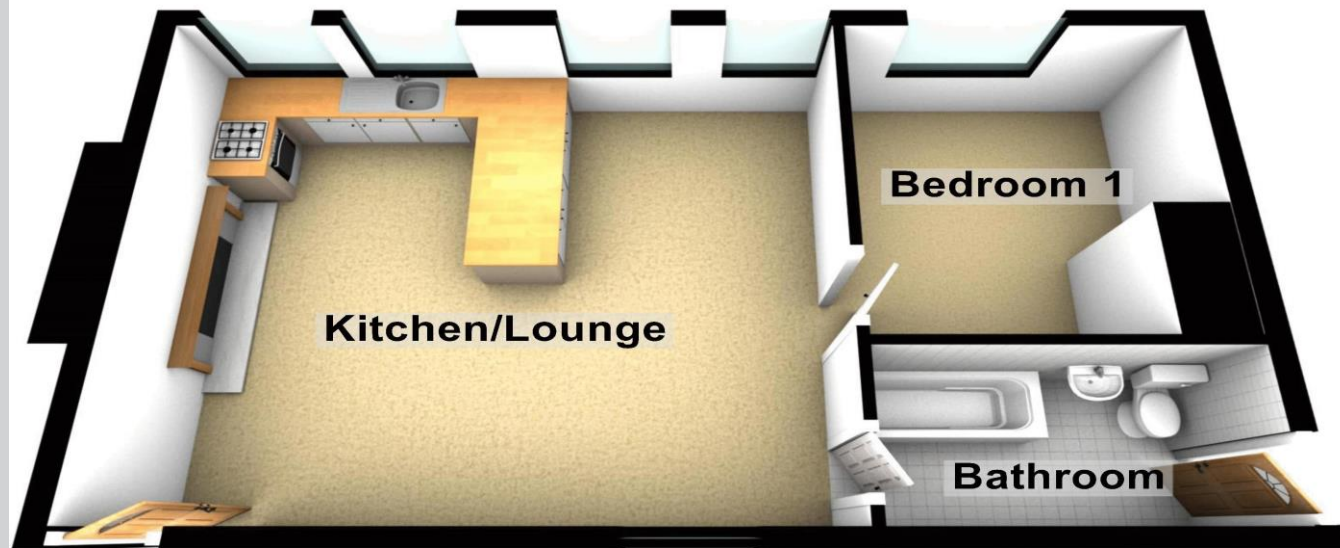
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# First Floor



## First Floor





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### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.