



Wrights
01225 755553

Wicker Hill, Trowbridge, Wiltshire, BA14 8JS

£135,000

This modern two bedroom first floor apartment is situated in Trowbridge town centre, just a short walk from the railway station.

Features include a private entrance, spacious open plan kitchen/living room, bathroom with four piece suite, electric central heating and PVCu double glazing. Ideal buy to let or first time buy.

Sold with the benefit of no onward chain.



Two bedroom first floor apartment

Town centre location

Electric central heating

Spacious open plan kitchen/living room

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.

Bathroom with four piece suite

Private entrance

Ideal buy to let or first time buy

Sold with no onward chain



The property comprises

First Floor

Open plan Kitchen/Living room

20' 6" x 17' 6" (6.24m x 5.33m) max

With modern kitchen area comprising high gloss base and wall units, solid wood work tops with upstands, integrated electric oven and ceramic with extractor hood over, one and a half bowl sink/drain unit, integrated washing machine, space for under counter fridge and freezer, breakfast bar, two radiators, cupboard housing electric boiler, three PVCu double glazed sash windows, door to the communal area and stable style external door.

Bedroom 1

10' 8" x 9' 3" (3.24m x 2.82m)

With radiator and PVCu double glazed window.

Bedroom 2

10' 6" x 7' 7" (3.21m x 2.30m)

With radiator and PVCu double glazed window.

Bathroom

7' 11" x 9' 3" (2.41m x 2.81m)

With four piece white suite comprising bath, shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and Velux window.

Council tax

The property is in council tax band A.

Tenure

The property is sold as leasehold with a 125 year lease which commenced in 2016. The current service charges are £1284 per annum and there is no ground rent.

Services

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

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



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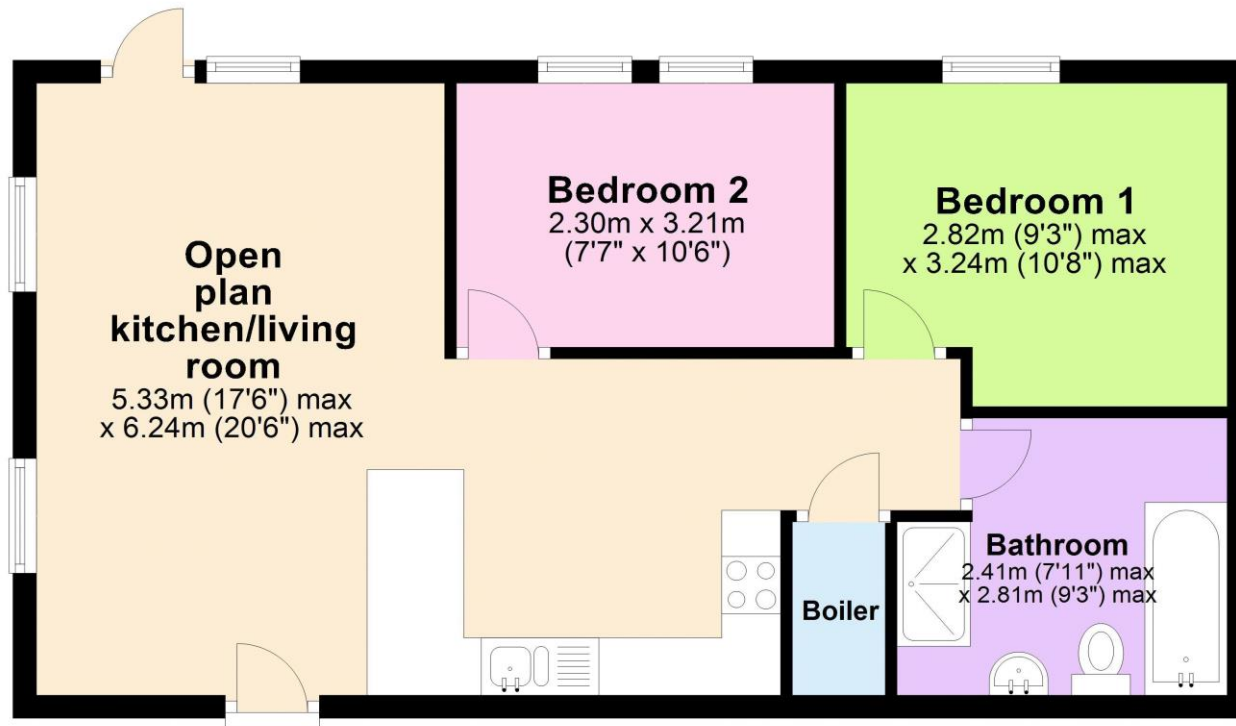
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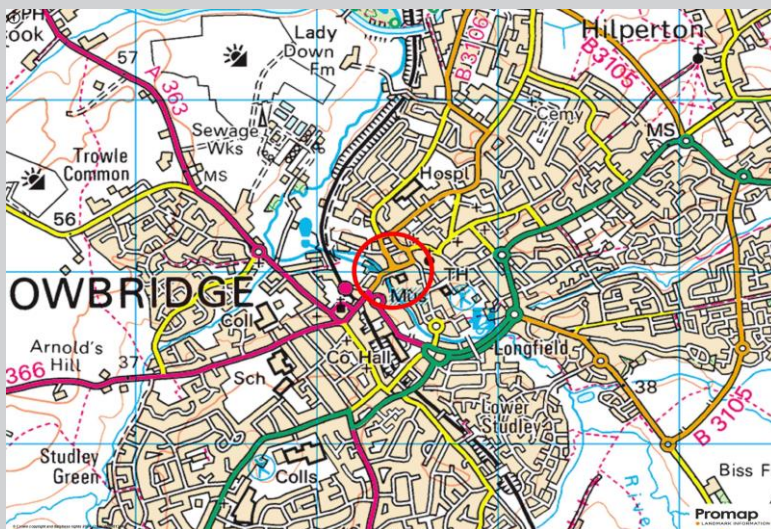
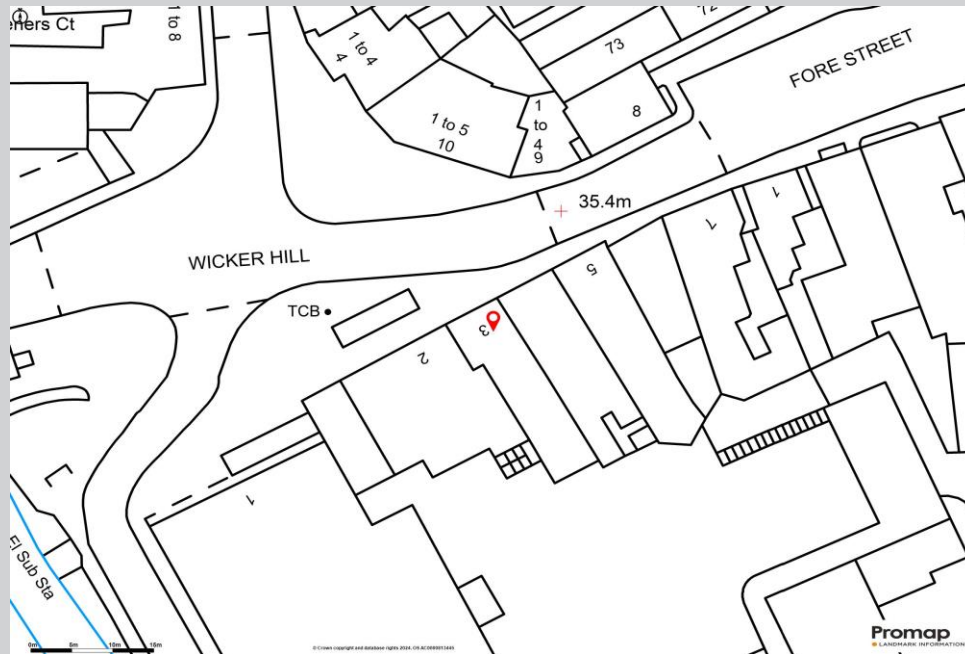
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First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 54.0 sq. metres (580.8 sq. feet)





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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 and 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.