



**Wrights**  
01225 755553

6 Conigre Square, Trowbridge, Wiltshire, BA14 8LJ

£147,950

This well presented two bedroom top floor apartment is situated within the popular Conigre Square in Trowbridge town centre and within reach of the railway station.

Features include an open plan kitchen/living room, two bedrooms with built in wardrobes, modern bathroom, gas central heating and allocated off road parking for one vehicle.

Sold with the benefit of no onward chain.



**Well presented two bedroom apartment**

**Top floor**

**Situated within Trowbridge town centre**

**Allocated parking for one vehicle**

**Gas central heating**

### **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.

**Open plan kitchen/living room**

**Two bedroom with built in wardrobes**

**Contemporary bathroom**

**No onward chain**



## The property comprises

### Entrance Hall

With wood laminate flooring and radiator.

### Lounge

*16' 2" x 11' 3" (4.93m x 3.43m) max*

With double panel radiator, television point, double glazed dormer window to the front and velux window. Open plan into...

### Kitchen

*10' 10" x 7' 5" (3.30m x 2.27m)*

With a range of eye level and base units, worktops with tiled splashback, integrated double oven and four ring gas hob with extractor hood over, integrated fridge freezer and washing machine and sink/drainage unit.

### Bedroom 1

*10' 11" x 13' 9" (3.32m x 4.19m) max*

With radiator, built in wardrobe, storage cupboard and double glazed dormer window to the rear.

### Bedroom 2

*8' 10" x 8' 10" (2.68m x 2.68m)*

With radiator, storage cupboard and double glazed dormer window to the rear.

### Bathroom

With white suite comprising bath with mains shower over, hand basin with vanity unit and low level w.c, heated towel rail, ceiling spotlights and extractor fan.

### Externally

Allocated off road parking for one vehicle.

### Tenure

The property is sold with a 999 year lease which commenced in 2004. Service charges are £1,538.17 per annum which includes buildings insurance.

### 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 - 80Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom





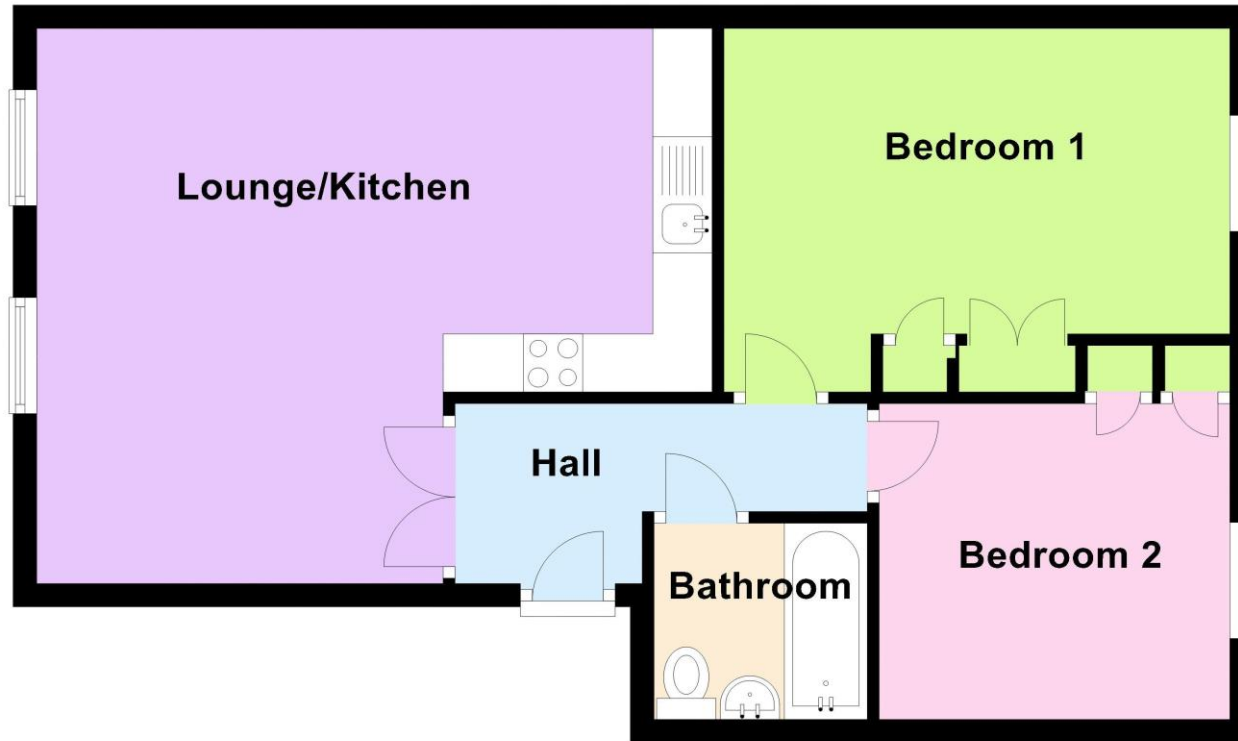
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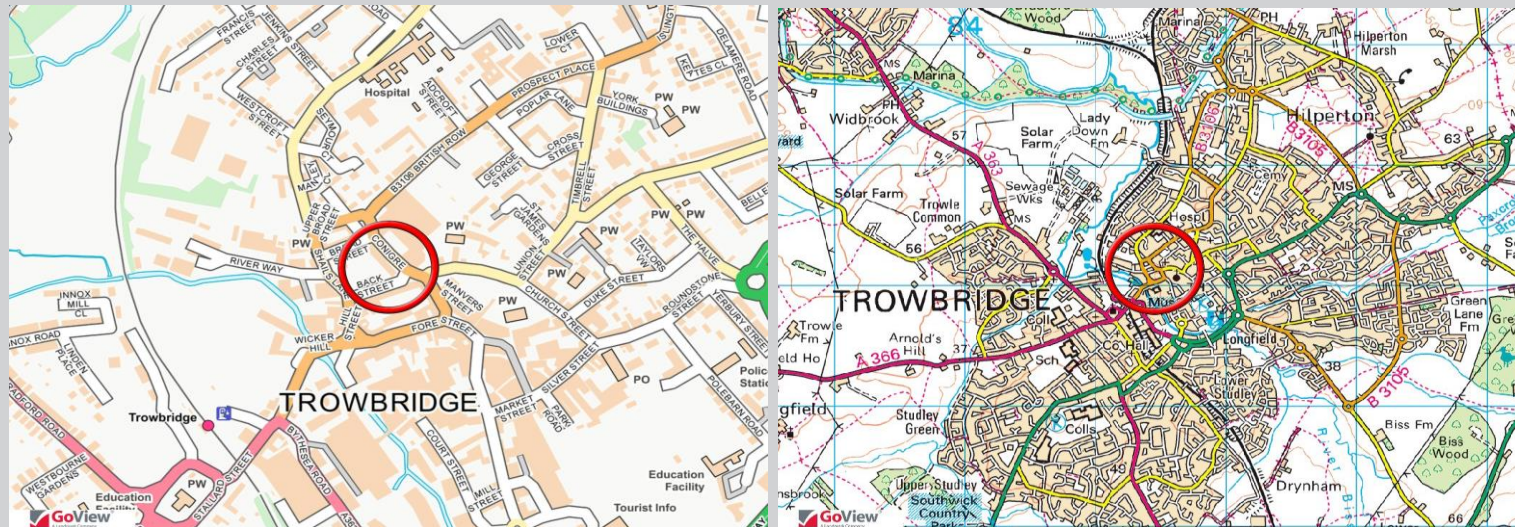
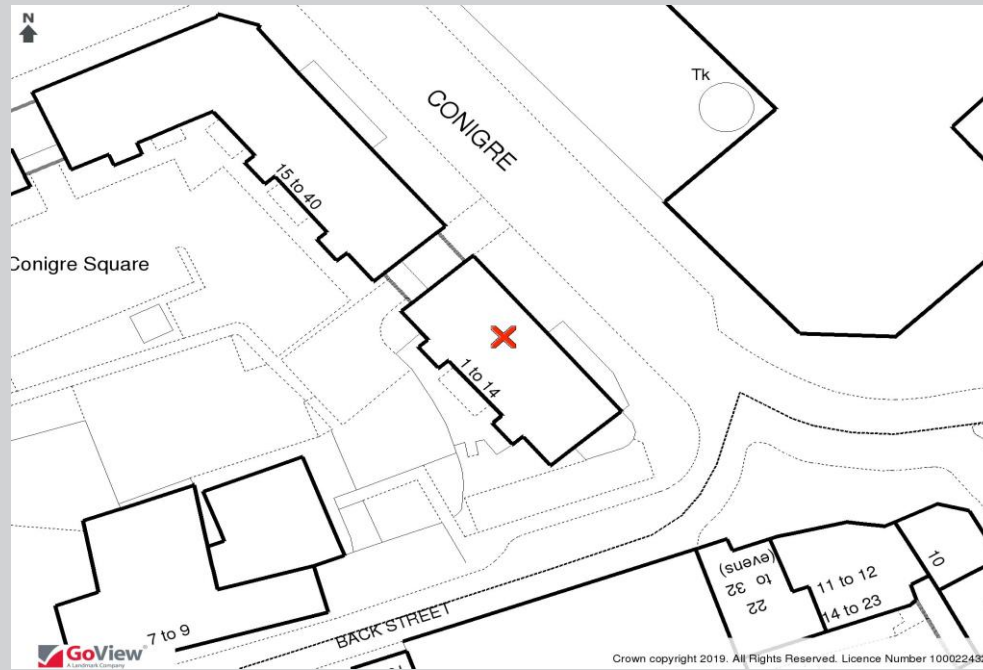
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## First Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 sq. feet)





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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.