



Wrights
01225 755553

Trinity Court , Wingfield Road, Trowbridge, Wiltshire, BA14 9EA

Offers in the region of

£145,000

This spacious two bedroom ground floor apartment is conveniently situated close to Trowbridge railway station and town centre.

Features include a spacious lounge/diner, separate kitchen, two double bedrooms, electric heating, PVCu double glazing, off road parking and a garage. Ideal buy to let or first time buy.

Sold with the benefit of no onward chain.



**Spacious two bedroom
apartment**

Ground floor

Lounge/diner

Two double bedrooms

Electric heating

PVCu double glazing

Situation

The property is well situated for many amenities including Trowbridge 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.

Garage

Off road parking

**Situated close to the
railway station and town
centre**

No onward chain



The property comprises

Entrance Hall

With storage cupboard and wall mounted electric night storage heater.

Lounge 9' 11" x 18' 4" (3.03m x 5.59m)

With wall mounted electric night storage heater and two PVCu double glazed windows.

Kitchen 9' 4" x 8' 11" (2.85m x 2.73m) max

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, space for cooker, fridge/freezer and washing machine and two PVCu double glazed windows.

Bedroom 1 11' 8" x 9' 1" (3.56m x 2.78m)

With wall mounted electric heater and PVCu double glazed window.

Bedroom 2 8' 4" x 8' 8" (2.54m x 2.63m)

With wall mounted electric night storage heater, built in wardrobe and PVCu double glazed window.

Bathroom

With tiled flooring and walls, white suite comprising bath with electric shower over, low level W.C and hand basin with vanity unit, cupboard housing hot water cylinder and obscured PVCu double glazed window.

Garage and parking

Single garage with up and over door. Parking within the resident's car park.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold with a 999 year lease which commenced in 1975. Service charges and ground rent are currently £80 per month which includes building insurance.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



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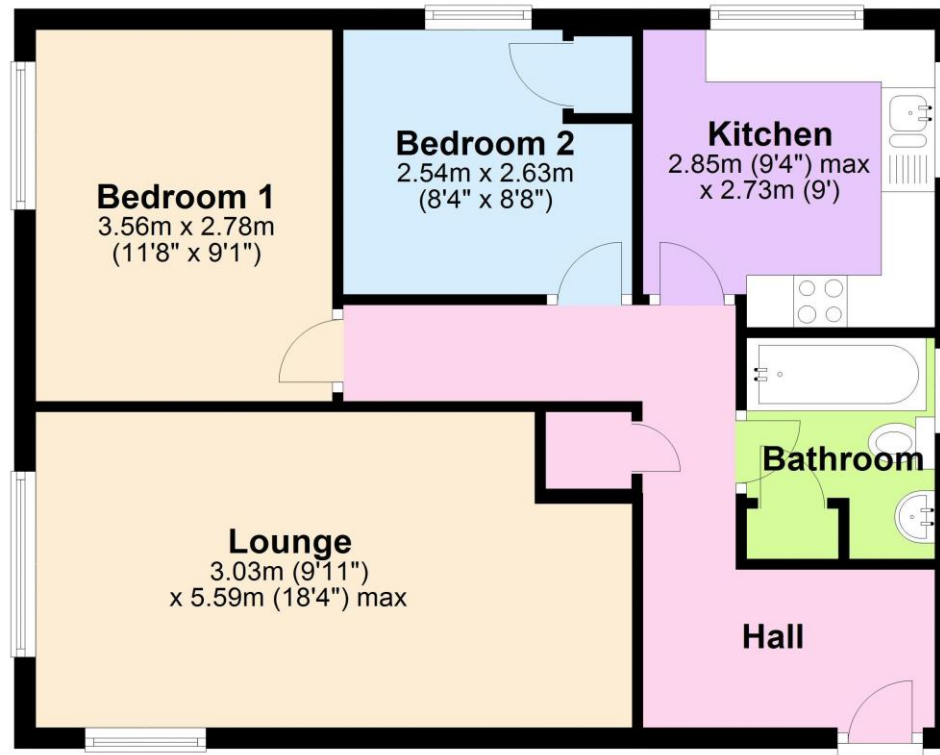
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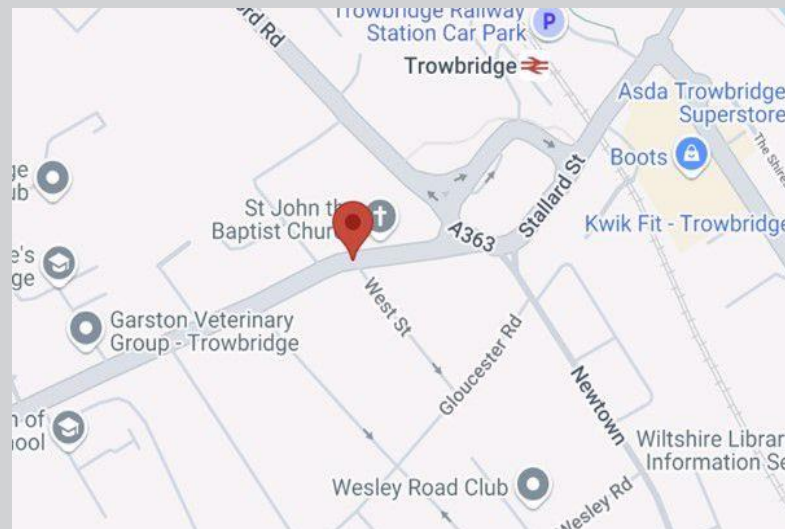
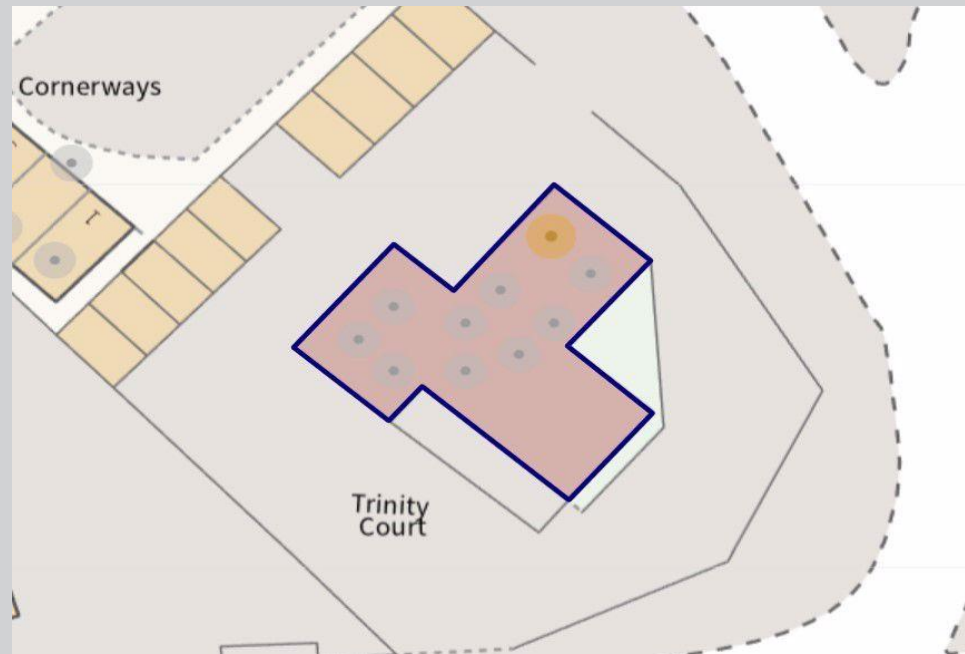


Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 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.