



Wrights
01225 755553

Rosefield Court , Polebarn Road, Trowbridge, Wiltshire, BA14 7EQ

£115,000

This spacious one bedroom ground floor apartment is situated in a Grade II listed building within easy walking distance of Trowbridge town centre.

The property comprises a modern kitchen, living room, double bedroom, bathroom and additional study and store room.

Sold with the benefit of no onward chain.



**Spacious one bedroom
ground floor apartment**

**Situated within walking
distance to Trowbridge
town centre and railway
station**

Study

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.

Storage room

Modern kitchen

Lounge

Double bedroom

No onward chain



The property comprises

Kitchen 11' 8" x 10' 11" (3.55m x 3.34m) max

With a range of eye level and base units, wood laminate worktops with tiled splashbacks, integrated oven and hob with extractor hood over, sink/drain, space for washing machine and fridge freezer, wooden front door and windows to the front.

Lounge 15' 4" x 10' 10" (4.68m x 3.31m)

With modern electric heater, feature brick fireplace, television point and wooden framed windows to the front.

Bedroom 8' 1" x 16' 10" (2.46m x 5.12m) max

With modern electric heater and wooden framed window to the side.

Study 6' 11" x 8' 6" (2.11m x 2.58m) max

With modern electric heater.

Storage Room 8' 6" x 6' 6" (2.59m x 1.97m) max

With modern electric heater and built in storage cupboard.

Bathroom

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

Council tax

The property is currently in council tax band A.

Tenure

The property is sold with a 999 year lease which commenced in 2024. Services charges are currently £60 per month and no ground rent is payable.

Services

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

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

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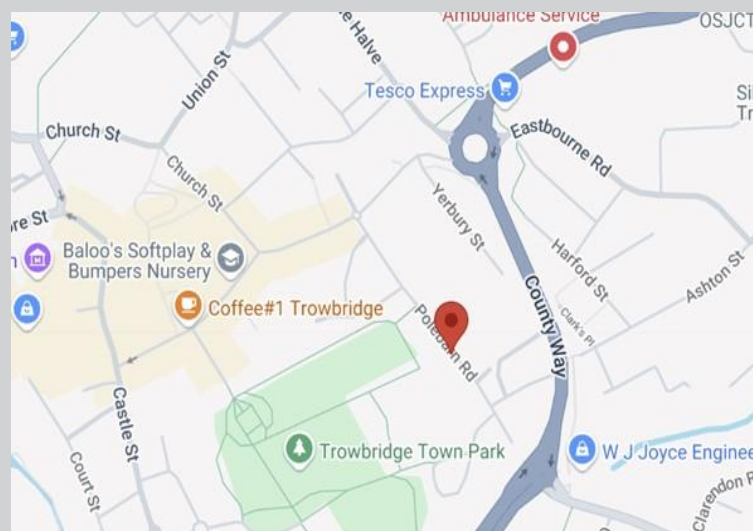
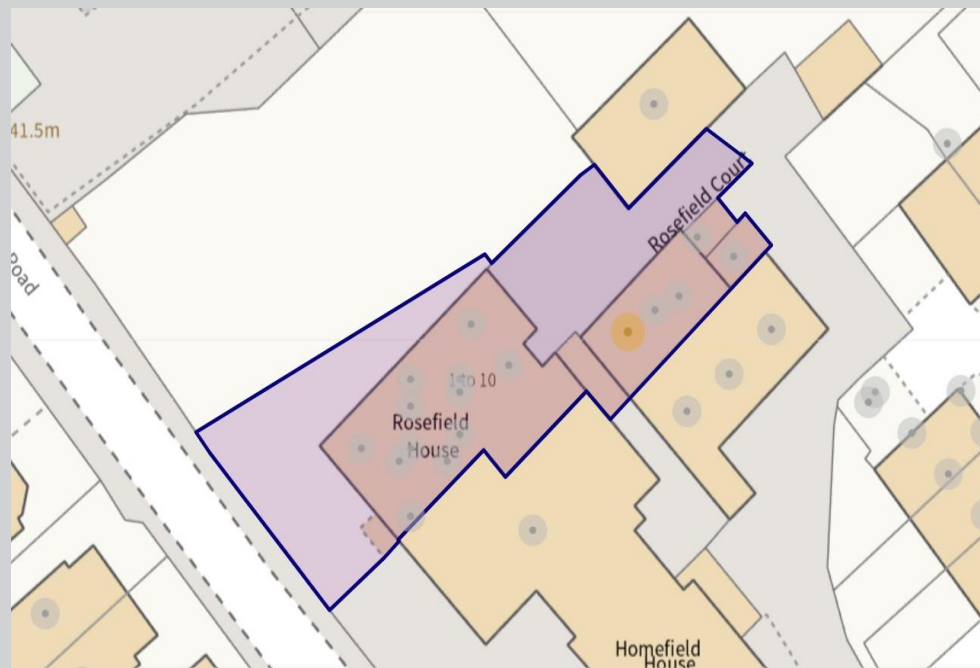


Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 57.4 sq. metres (618.2 sq. feet)





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info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

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 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.