



**Wrights**  
01225 755553

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

£135,000

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

Features include an open plan kitchen/living room, two double bedrooms and electric heating.

Sold with the benefit of no onward chain.



**Two bedroom top floor apartment**

**Situated close to Trowbridge Town centre**

**Electric heating**

### **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.

**Open plan kitchen/living room**

**Two double bedrooms**

**No onward chain**



## The property comprises:

### Entrance Hall

With wall mounted electric heater, intercom phone and cupboard housing hot water cylinder..

### Open plan living room/Kitchen

*15' 11" x 9' 11" (4.84m x 3.01m)*

With a range of high gloss wall and base units, wood laminate work tops with tiled splash backs, sink/drainers, integrated electric oven and ceramic hob with extractor hood over, wall mounted electric storage heater and sash window.

### Bedroom 1

*12' 8" x 11' 0" (3.86m x 3.36m)*

With wall mounted electric heater and sash window.

### Bedroom 2

*11' 8" x 9' 10" (3.55m x 2.99m)*

With wall mounted electric heater and door to fire escape.

### Bathroom

With white suite comprising bath with mains shower over, low level W.C and hand basin with vanity unit, heated towel rail and obscured windows to the lounge.

### 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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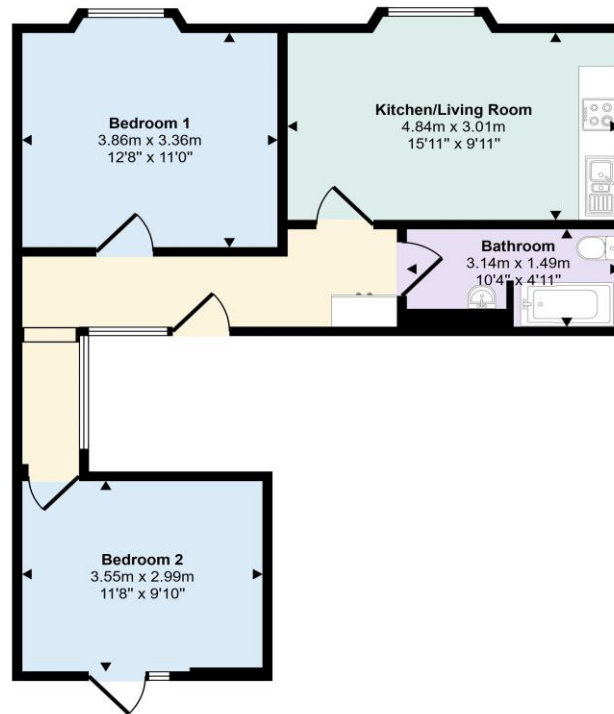


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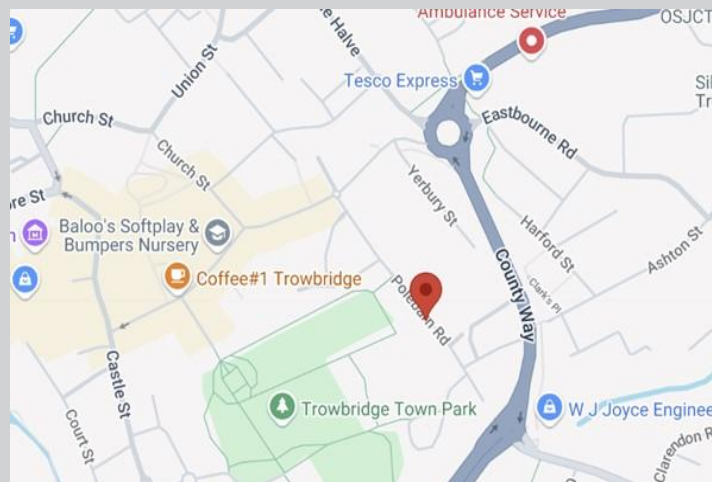
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Approx Gross Internal Area  
54 sq m / 585 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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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.