



Wrights
01225 755553

Willow Grove, Trowbridge, Wiltshire, BA14 0HA

£135,000

This spacious ground floor flat is located on the ever-popular Willow Grove, within easy reach of local primary and secondary schools, as well as Trowbridge College. The property offers well-proportioned accommodation throughout, including a generous lounge with direct access to the communal gardens, Kitchen, dining room, two double bedrooms and bathroom. Further features include gas central heating, and PVCu double glazing. Offered for sale with no onward chain!

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store. The town centre of Trowbridge is also within easy reach, 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom ground floor flat

Direct access to the communal gardens

Spacious lounge

Dining room

Two double bedrooms

Gas central heating

PVCu double glazing

Storage shed

Popular location close to local amenities and schools

No onward chain



The property comprises

Entrance Hall

With wood laminate flooring, intercom phone and radiator.

Dining Room 8' 1" x 7' 11" (2.47m x 2.42m)

With radiator and PVCu double glazed window.

Kitchen 8' 1" x 13' 9" (2.47m x 4.19m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge/freezer and washing machine, sink/drainage unit and PVCu double glazed window.

Lounge 12' 11" x 12' 11" (3.93m x 3.94m)

With wood laminate flooring, gas fire, radiator, PVCu double glazed windows and door to the garden.

Bedroom 1 12' 11" x 10' 7" (3.93m x 3.23m)

With built in wardrobe, radiator and PVCu double glazed window.

Bedroom 2 12' 11" x 8' 11" (3.93m x 2.72m)

With wood laminate flooring, radiator and PVCu double glazed window.

Bathroom

With white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window.

Externally

The property offers well kept communal gardens, as well as a brick built storage shed.

Tenure

The property is sold with a 125 year lease which commenced in 2010. We have been informed that the ground rent is £10 per annum and the standard service charge is £700 - £800 per annum. There is currently an increased service charge until August 2026, in order to cover the cost of a new external door system and repointing works carried out.

Council tax

The property is currently in council tax band A.

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

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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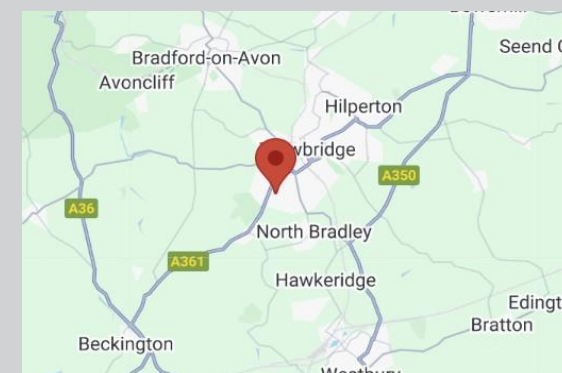
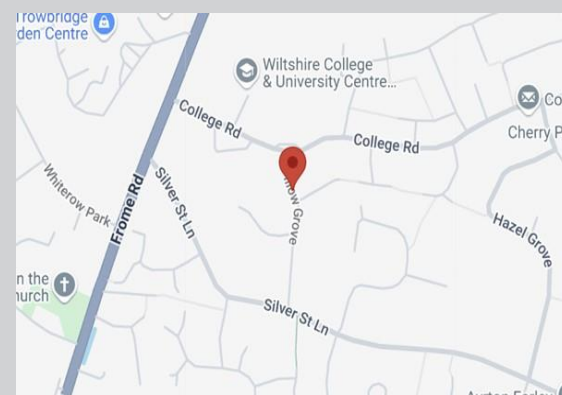
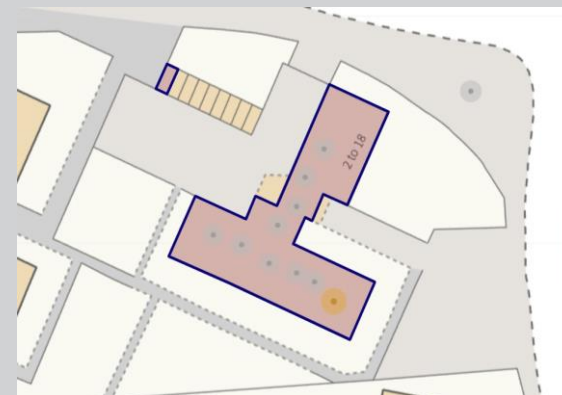
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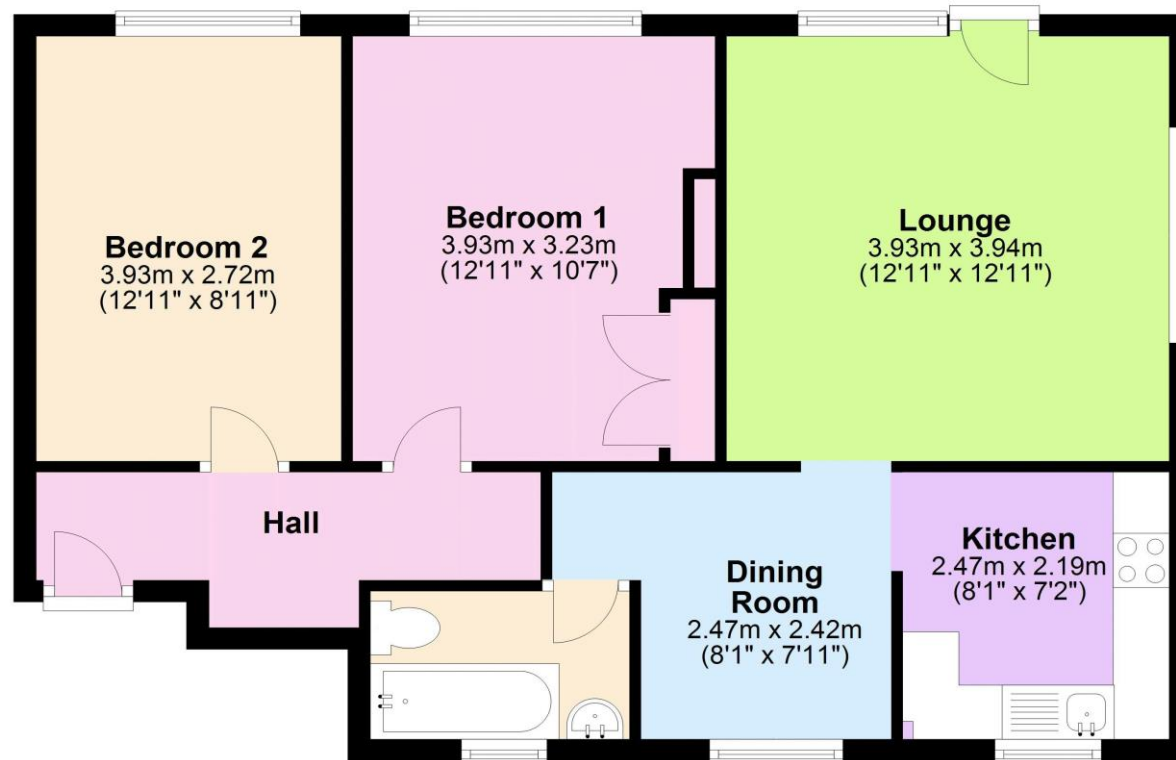
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Ground Floor

Approx. 61.7 sq. metres (663.6 sq. feet)



Total area: approx. 61.7 sq. metres (663.6 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.