



Wrights
01225 755553

Finch Court, Trowbridge, Wiltshire, BA14 7FZ

£160,000

This two bedroom top floor apartment is situated within a popular development on the West Ashton side of Trowbridge, within easy reach of the town centre.

Features include an open plan kitchen/living room with Juliette balcony, two good sized bedrooms, a spacious bathroom, gas central heating, PVCu double glazing and allocated parking.

Situation

The property is situated on the West Ashton side of town, close to riverside walks, and within easy reach of Trowbridge town centre and St Stephens Place cinema and restaurant complex.

The County town of Trowbridge provides 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 top floor apartment

Open plan kitchen/living room with Juliette balcony

Two good sized bedrooms

Spacious bathroom with mains shower over the bath

Gas central heating

PVCu double glazing

Allocated parking

Ideal buy to let or first time buy



The property comprises

Entrance Hall

With intercom phone, radiator, storage cupboard and loft hatch.

Open plan Kitchen/Living Room

23' 9" x 11' 11" (7.25m x 3.62m) max

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl sink/drainage unit, two radiators, PVCu double glazed windows to the front and side and french balcony with PVCu french doors.

Bedroom 1

8' 10" x 12' 8" (2.68m x 3.85m) max

With radiator and PVCu double glazed windows to the front and side.

Bedroom 2 *8' 11" x 6' 8" (2.72m x 2.02m)*

With radiator and PVCu double glazed window to the side.

Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, radiator, shaver socket and extractor fan.

Externally

Allocated parking for one vehicle. Further visitor spaces available.

Tenure

The property is sold as leasehold with a 999 year lease which commenced in 2014. The ground rent payable is £180 and service charges are £1461.56. There is also an estates charge of £209.99 per annum.

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

Super fast available (source - Ofcom) Predicted maximum download speed - 62Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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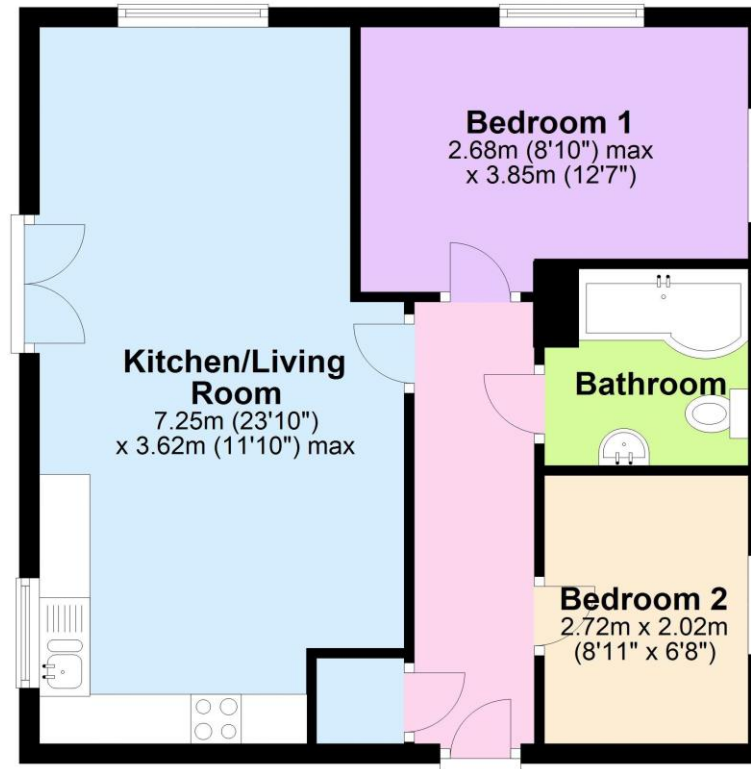
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Top Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 51.0 sq. metres (548.8 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.