



Wrights
01225 755553

Wicker Hill, Trowbridge, Wiltshire, BA14 8JS

£159,950

This modern two bedroom first floor apartment is situated in Trowbridge town centre, just a short walk from the railway station. Features include an exceptionally spacious open plan kitchen/living room, two bedrooms, en-suite shower room and bathroom with shower over the bath. The property also boasts electric central heating and PVCu double glazing.

Sold with the benefit of no onward chain.

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.



**Exceptionally spacious
two bedroom first floor
apartment**

**Situated in the Town
centre**

**Electric central heating
PVCu double glazing**

**Open plan kitchen/living
room**

Two double bedrooms

En-suite shower room

**Bathroom with mains
shower over the bath**

No onward chain



The property comprises

Entrance hall

With intercom phone and radiator.

Open plan kitchen/living room

31' 7" x 13' 10" (9.63m x 4.22m)

This exceptionally spacious room offers a kitchen area comprising a range of eye level and base units, solid wood work tops, island unit with integrated electric oven, ceramic hob and extractor hood over, one and a half bowl sink and drainer, radiator, exposed timber beams, cupboard housing electric boiler and plumbing for washing machine and two PVCu double glazed windows to the front.

Bedroom 1

13' 11" x 8' 1" (4.23m x 2.47m)

With radiator and PVCu double glazed window to the front.

En-suite

With white suite comprising shower enclosure with mains rainfall shower, low level W.C and pedestal hand basin, heated towel rail and extractor fan.

Bedroom 2

10' 10" x 12' 9" (3.31m x 3.88m)

With radiator, exposed timber beams and two Velux windows.

Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and Velux window.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold with a 125 year lease which commenced in 2016. Annual service charges are currently £2502.12.

Services

Mains electricity, water and drainage are connected. The property is heated by an electric central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.





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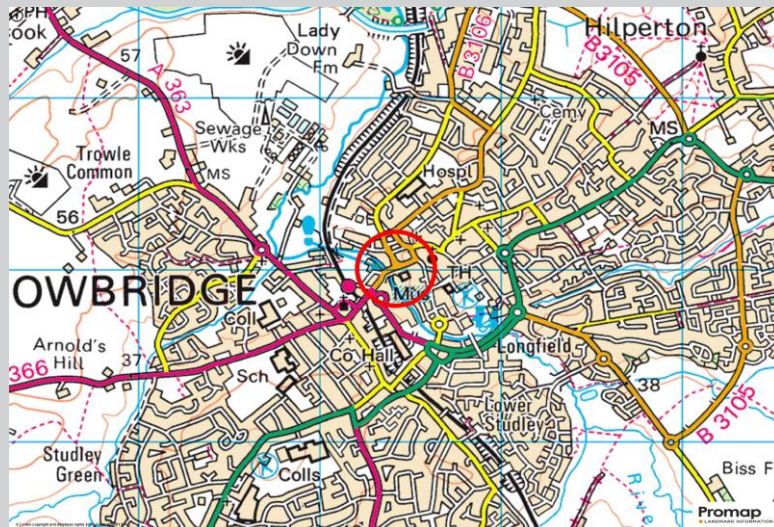
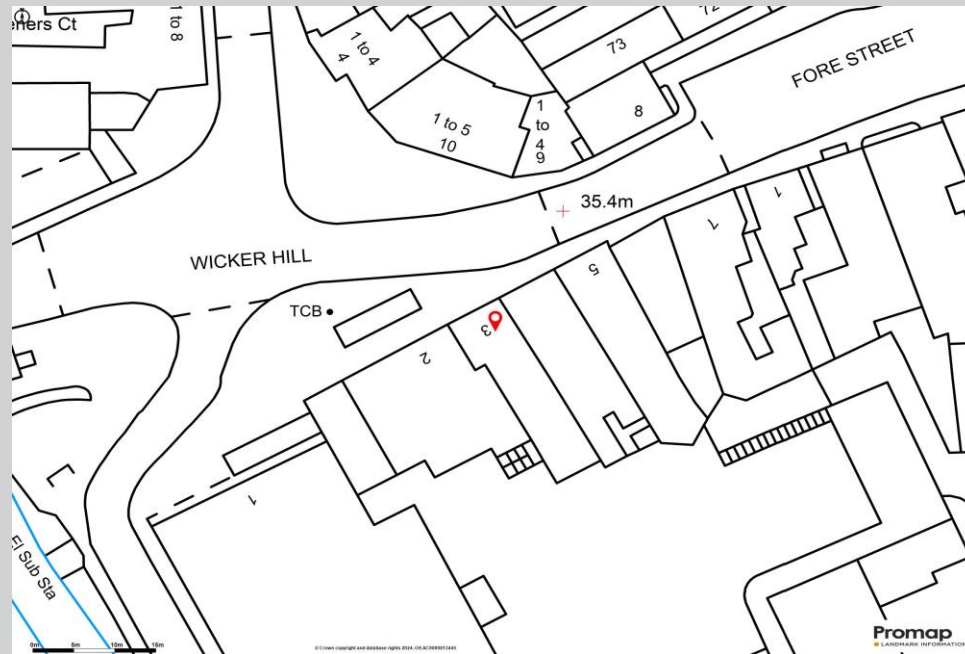
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Approx Gross Internal Area
73 sq m / 781 sq ft



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.