



Wrights
01225 755553

54 Avenue Road, Trowbridge, Wiltshire, BA14 0AQ

Offers in excess of
£100,000

This one bedroom top floor apartment is situated on the desirable Avenue Road, within walking distance of Trowbridge Town Centre and close to the railway station. The property features a lounge with kitchenette, double bedroom and bathroom with electric shower over the bath. Also benefits from PVCu double glazing, electric heating and allocated parking.

Sold with the benefit of no onward chain.



One bedroom top floor apartment

Within walking distance of Town Centre and railway station

Close to railway station

Situation

The property is situated close to many local amenities including Trowbridge railway station. 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.

Electric heating
PVCu double glazing
Allocated parking
No onward chain



The property comprises

Entrance Hall

With doors to the lounge/kitchen and bedroom.

Lounge/Kitchen

15' 8" x 11' 4" (4.77m x 3.45m)

With wall mounted electric storage heater, kitchenette with integrated electric oven and hob, PVCu double glazed window and Velux window.

Bedroom

9' 9" x 9' 6" (2.98m x 2.89m)

With cupboard housing hot water cylinder, wall mounted electric night storage heater and Velux window.

Bathroom

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

Parking

Allocated parking for one vehicle.

Tenure

The property is sold with a 999 year lease which commenced in 1989. Ground rent is £100 per annum and service charges are £70 per month.

Services

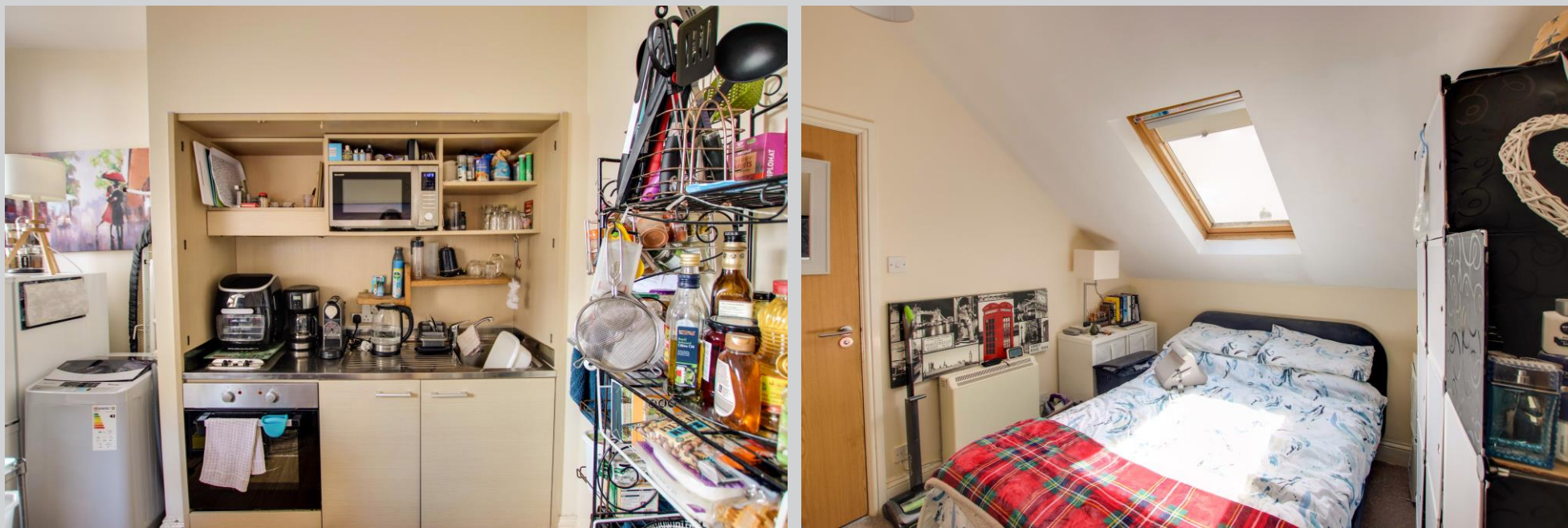
Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

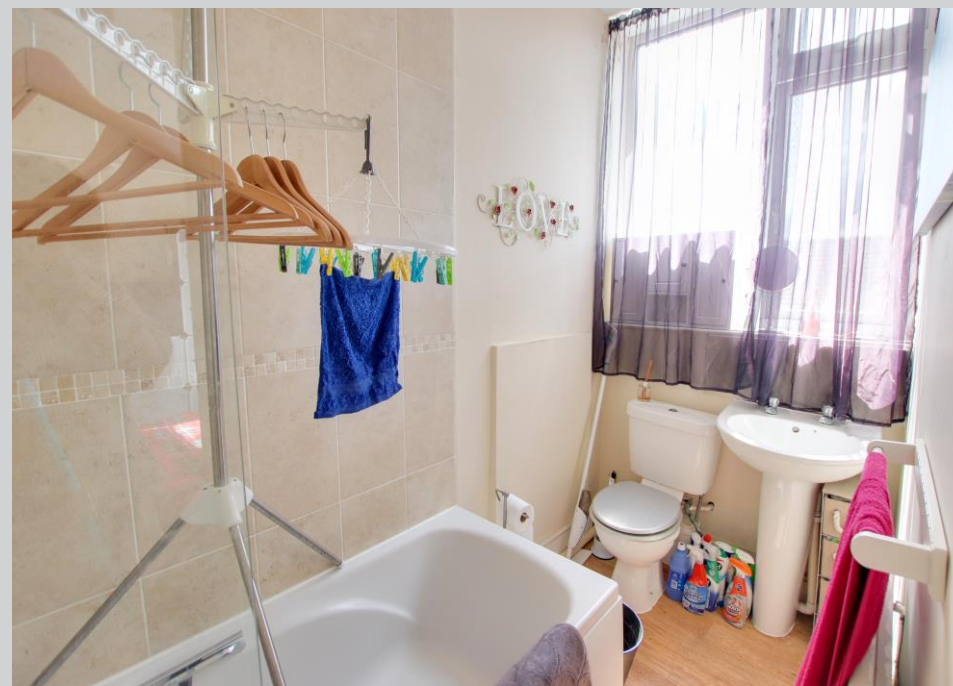
Outdoor coverage is likely - source Ofcom.



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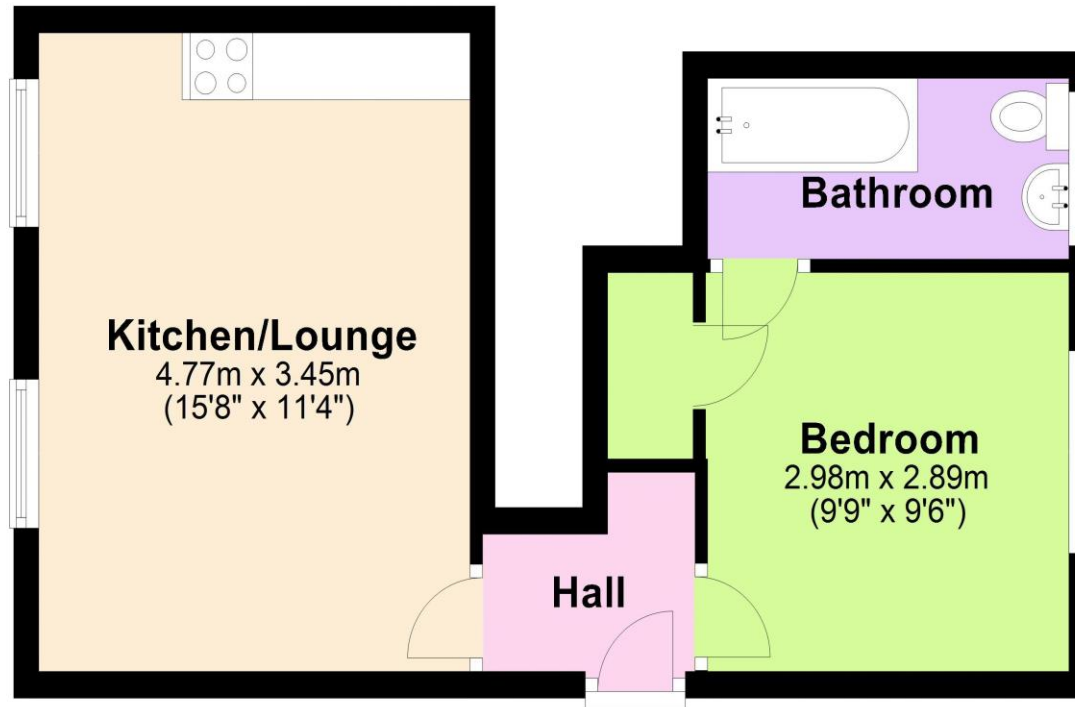
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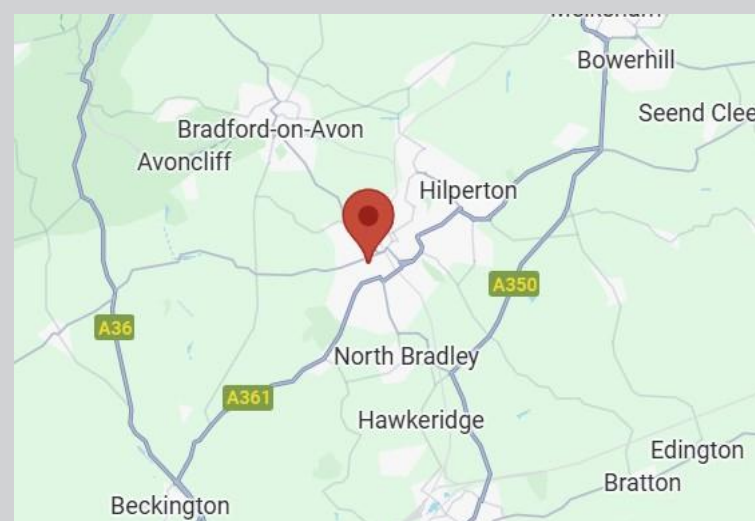
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Top Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 32.2 sq. metres (347.1 sq. feet)





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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.