



**Wrights**  
01225 755553

Ushers Court, Trowbridge, Wiltshire, BA14 8GH

£150,000

This spacious two bedroom, third floor apartment is situated within the popular Usher Court development in the centre of Trowbridge.

Features include an open plan kitchen/living room with Juliet balcony, two double bedrooms, modern bathroom with mains shower over bath, modern electric heating, integrated white goods and an allocated parking space within a secure gated car park.

Sold with the benefit of no onward-chain.

#### **Situation**

The property is situated within the popular Ushers Court development, close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

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.



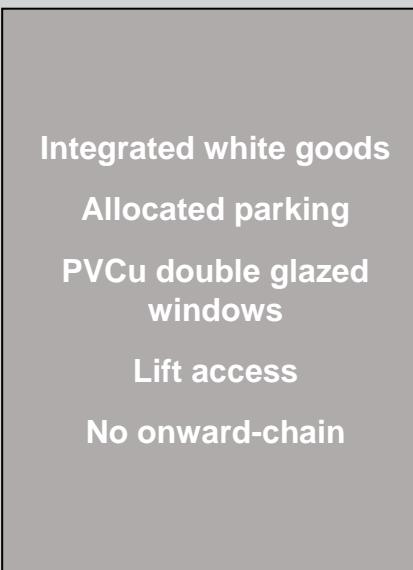
**Two bedroom third floor apartment**

**Situated within a town centre gated development**

**Two double bedrooms**

**Electric heating**

**Open plan kitchen/living room with Juliet balcony**



## The property comprises

### Entrance Hall

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

### Kitchen 14' 5" x 8' 2" (4.40m x 2.48m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with the extractor hood over, integrated fridge/freezer and washing machine and wall mounted electric heater. Open plan into Living Room.

### Living Room 10' 0" x 11' 9" (3.05m x 3.57m)

With wall mounted electric heater and PVCu double glazed French doors opening onto the Juliet balcony.

### Bedroom 1 8' 11" x 12' 11" (2.73m x 3.94m)

With wall mounted electric heater, built in wardrobe and PVCu double glazed window to the front.

### Bedroom 2 7' 10" x 12' 10" (2.39m x 3.92m)

With wall mounted electric heater and PVCu double glazed window to the front.

### Bathroom

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

### Parking

The property comes with allocated parking for one vehicle within the secure gated car park.

### Council Tax

The property is in a Council Tax band B

### Tenure

The property is sold with a 999 year lease which commenced in 2009. Ground rent is £250 per annum and service charges are approximately £1500 per annum.

### Services

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

### Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80 Mbps

### Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



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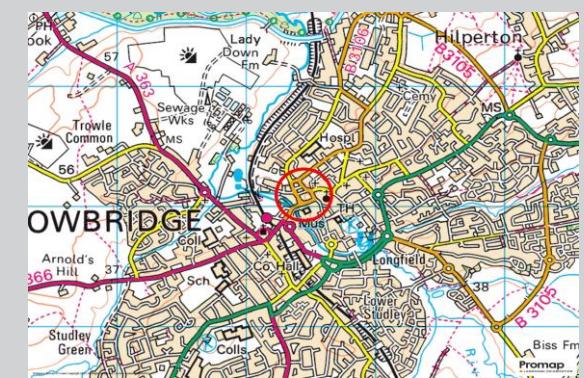
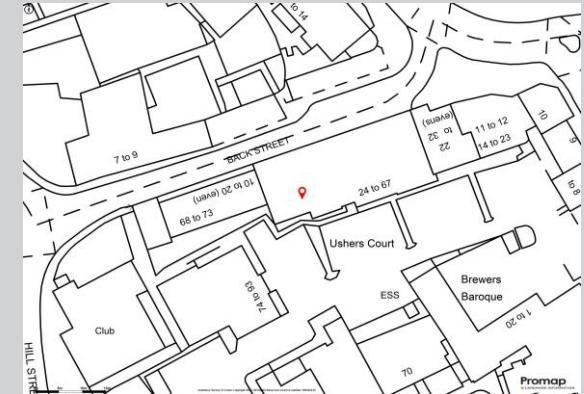
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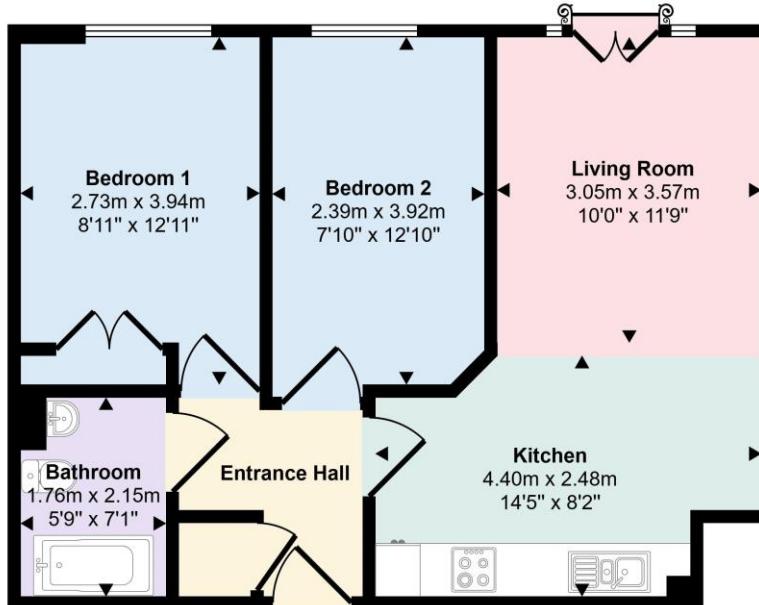


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Approx Gross Internal Area  
52 sq m / 564 sq ft



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.

intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

#### Disclaimer

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The logo for Wright Residential features the word "Wright" in a bold, blue, sans-serif font. The letters are slightly slanted to the right. A thin horizontal bar is positioned behind the letters, starting from the top of the 'W' and ending at the bottom of the 't'.