



Wrights
01225 755553

Manvers House, Manvers Street, Trowbridge, Wiltshire, BA14 8YX

£145,000

This modern one bedroom ground floor apartment offers stylish town centre living at its best. Converted from an office just four years ago, the property combines contemporary design with high quality finishes, creating a bright and welcoming home. The open plan kitchen/living space is perfect for modern living, complemented by a double bedroom and a stylish shower room. Enjoy the rare benefit of your own private courtyard garden, along with secure gated parking.

The property is sold with a long 995-year lease, share of freehold and no ground rent. For sale with the benefit of no onward chain.

Situation

The property is well situated for many amenities including the 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.



**Modern one bedroom
ground floor apartment**

Private courtyard garden

Secure allocated parking

Town centre location

**Open plan kitchen/living
room**

Stylish shower room

Modern electric heating

**Long lease with 994
years remaining and a
share of the freehold**

No ground rent

No onward chain



The property comprises

Open plan Kitchen/Living Room

19' 9" x 16' 9" (6.03m x 5.11m) max

With PVCu front door and PVCu double glazed window to the front, wood laminate flooring, two wall mounted electric heaters, large built in storage cupboard, a range of eye level and base units, worktops with tiled splash backs, inset sink/drainage unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine and tubular skylight.

Bedroom

11' 5" x 13' 2" (3.47m x 4.02m)

With wood laminate flooring, wall mounted electric heater and PVCu double glazed window.

Shower Room

With tiled flooring, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail and extractor fan.

Externally

Courtyard garden

The property comes with its own private courtyard garden to the front, laid to block paving.

Parking

Allocated parking for one vehicle within the secure gated carpark.

Tenure

The property is sold as leasehold with 994 years remaining on the lease and a share of Freehold. We have been informed that service charges are £800 per annum and no ground rent is payable.

Council tax

The property is in council tax band A.

Services

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

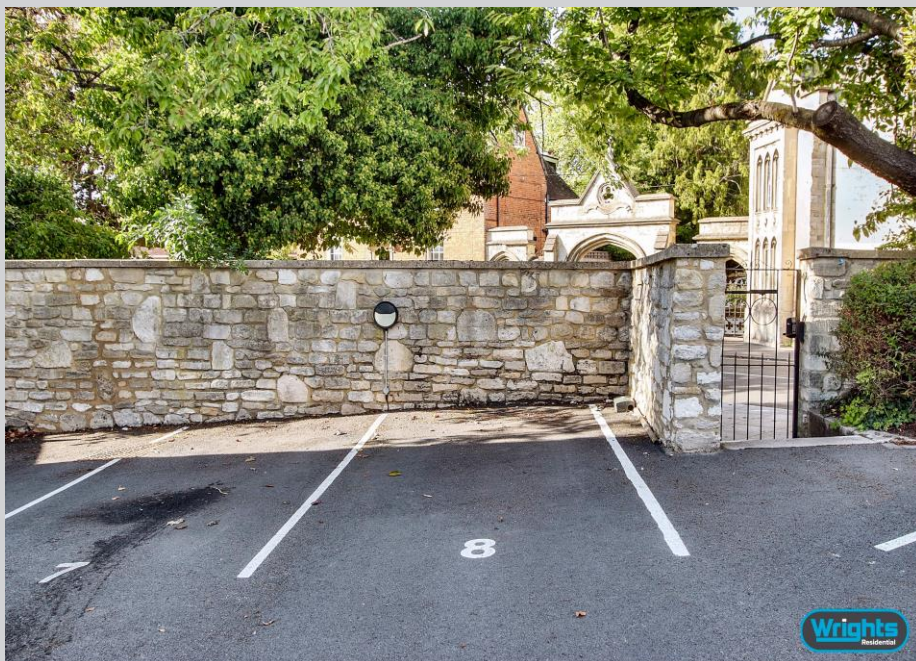
Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 220Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



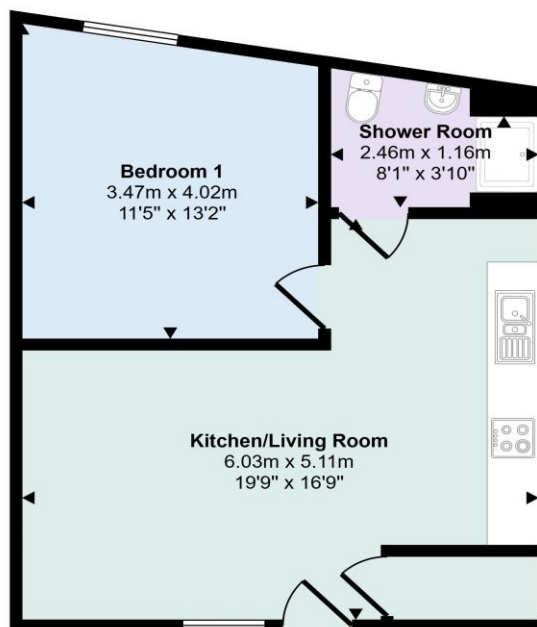


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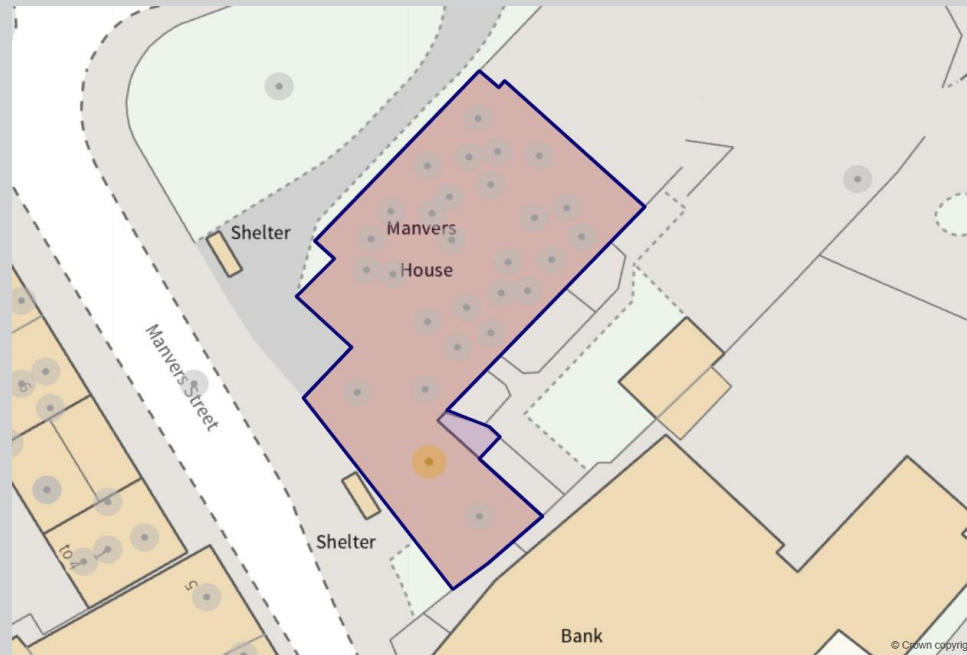
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Approx Gross Internal Area
43 sq m / 461 sq ft



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.