



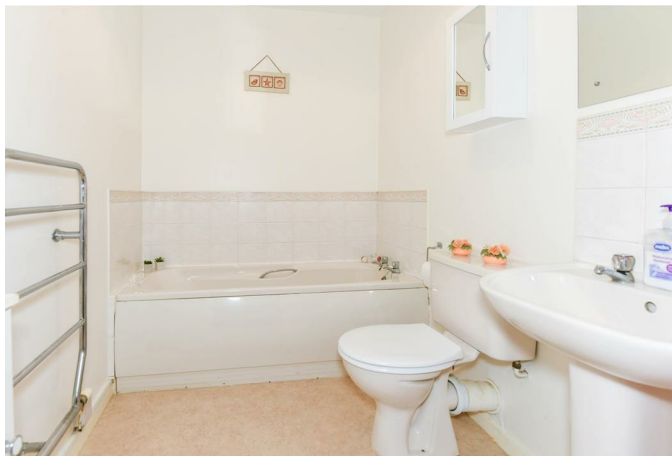
12 Henderson Close

Trowbridge BA14 0AY

A two bedroom ground floor self contained apartment situated in a small cul de sac close to the railway station and town centre. Features to this spacious property include low management charges, well tended communal grounds to the rear and single garage in the adjacent block. Accommodation comprises entrance porch and hall, living room, kitchen and bathroom. Benefits include UPVC double glazing and electric heating. Offered for sale with no onward chain.

Offers Over £130,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Part glazed door to the front. Glazed double doors to the:

Hallway

Night storage heater. Telephone point. Doors off and into: airing cupboard housing hot water tank and shelving. Large walk-in storage cupboard with light.

Living Room

15'8" x 10'8" (4.79 x 3.26)

UPVC double glazed window and tilt & slide door to the rear. Night storage heater. Television point. Feature fireplace. Wall lights and coving.

Kitchen

10'5" x 6'5" (3.19 x 1.98)

UPVC double glazed window to the front. Selection of wall, base and drawer units with tiled surrounds and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Space for fridge. Door to pantry cupboard with shelving, plumbing for dishwasher, fuse box and electric meter. Vinyl flooring.

Bedroom One

10'5" x 8'9" (3.19 x 2.68)

UPVC double glazed window to the rear.

Bedroom Two

10'5" x 5'6" (3.19 x 1.70)

UPVC double glazed window to the front.

Bathroom

Electric heated towel rail. Three piece white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c. Extractor fan. New cushion vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to gravel with shrubs. Brick built bin store.

To The Rear

Small patio area to the immediate rear, opening onto communal grounds.

Communal Grounds

Large area laid to lawn with private aspect and mixed flower and shrub borders. Communal drying area.

Garage

16'3" x 7'9" (4.96 x 2.38)

Located in adjacent block. Up and over door.

LEASEHOLD:

999 Years - 961 years remaining

CHARGES:

£40pcm to include buildings insurance, building maintenance, grounds maintenance and ground rent



Tenure **Leasehold**
Council Tax Band **A**
EPC Rating **C**



Total area: approx. 73.0 sq. metres (785.2 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

