



24 Garth Road

Hilperton Trowbridge BA14 7GS

- Well Presented & Spacious Two DOUBLE Bedroom 2nd Floor Apartment
- Living Room
- En Suite & Bathroom
- Electric Heating
- Secure Entry System
- Highly Regarded Paxcroft Mead Development close to Parkland, Shops & Take Away
- Kitchen/Diner
- UPVC Double Glazing
- Allocated Parking Space
- Ideal Investment or FTB

Guide Price £160,000



ACCOMMODATION

All measurements are approximate

Communal Entrance Hall

Secure entry doors to the front and rear.
Stairs to all floors.

SECOND FLOOR

Hallway

Panelled door to the communal landing.
Mat-well. Electric heater. Entry phone. Fuse box. Smoke alarm. Panelled doors off and into: storage cupboard and large utility cupboard.

Living Room

13'9 x 12'8 (4.19m x 3.86m)

Two UPVC double glazed windows to the front. Electric heater. Feature electric fireplace. Television and telephone points.



Kitchen/Diner

13'10 x 10'6 max (4.22m x 3.20m max)
Irregular shape. UPVC double glazed window to the side. Electric heater. Selection of wall, base and drawer units with rolled top work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel oven and four-ring hob with stainless steel extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Space for table. Tiled flooring.

Bedroom One

11'9 x 9'9 min (3.58m x 2.97m min)
UPVC double glazed window to the rear. Electric heater. Two built in double wardrobes. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with part tiled surrounds comprising tiled shower cubicle with integrated shower and bi-fold doors enclosing, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Tiled flooring.

Bedroom Two

9'9 x 9'0 min (2.97m x 2.74m min)
UPVC double glazed window to the side.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Tiled flooring.

EXTERNALLY

To The Front

Path to the front door with entry system and lighting. Letter boxes. Areas laid to lawn enclosed by railings.

To The Rear

Small communal garden area. Lighting. Space for bins. Allocated parking space.

Tenure:

Leasehold - 125 years from 1st January 2006 - 107 Years Remaining

Ground Rent:

£150pa

Ground Rent Review Period:

25 Years

Ground Rent Increase:

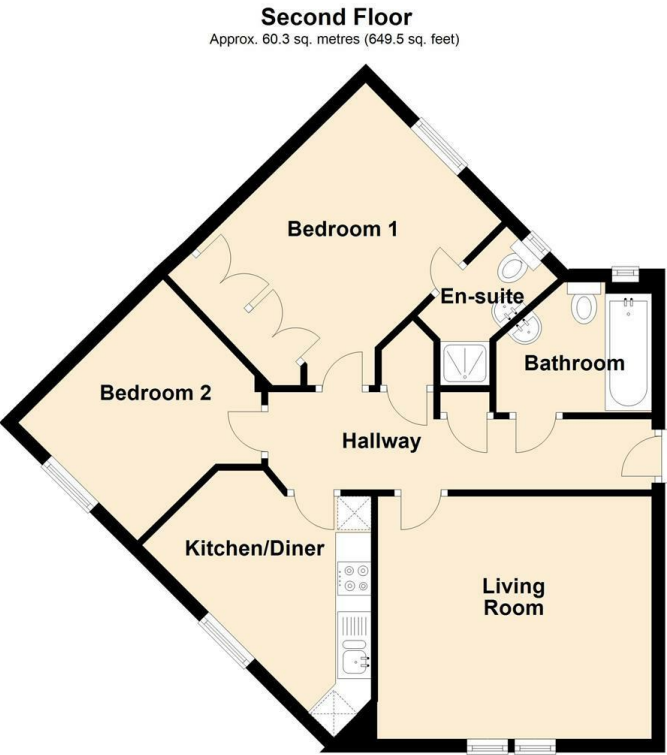
RP Index

Service Charge:

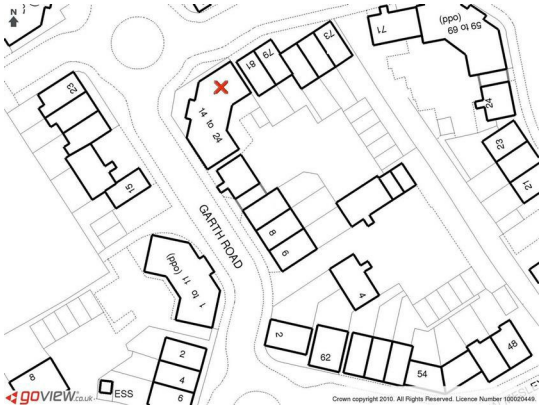
£801.71 (2024)



Tenure **Leasehold**
Council Tax Band **B**
EPC Rating



Total area: approx. 60.3 sq. metres (649.5 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.