



11 Finch Court

Trowbridge BA14 7FZ

A beautifully presented, modern first floor apartment situated in Southview Park on the southern side of Trowbridge close to the town centre, amenities and countryside.

Accommodation comprises hallway, living/dining area open plan to fitted kitchen with integrated appliances, two bedrooms and bathroom. Benefits include UPVC double glazing, gas central heating system, useful storage cupboard and allocated parking space. Ideal investment or FTB.

Guide Price £170,000





ACCOMMODATION

All measurements are approximate

Communal Entrance Hall

Communal notice board. Letter box. Fire door leading to stairwell with stairs to all floors.

FIRST FLOOR

Communal Landing

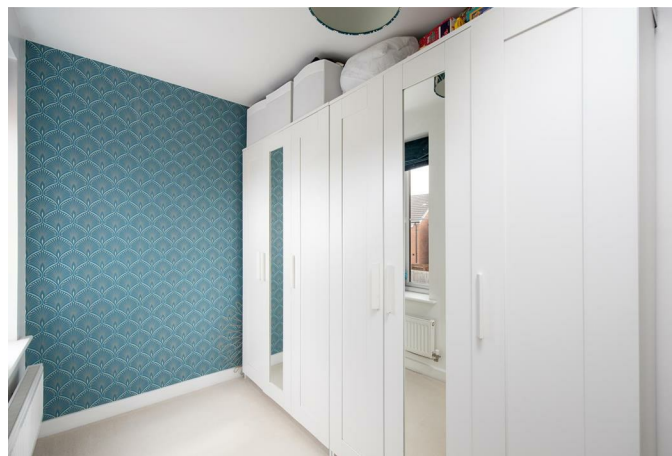
Panelled door to personal storage cupboard for flat. Door to the flat.

Hallway

Radiator. Entry phone. Telephone point. Thermostat. Wood effect flooring. Doors off and into:

Living/Dining Area

14'10 x 11'8 (4.52m x 3.56m)
UPVC double glazed window to the front.
Two radiators. Television and telephone points. Wood effect flooring. Open plan to the:



Kitchen

7'10 x 6'1 (2.39m x 1.85m)
Range of modern wall and base mounted units with tiled surrounds and rolled top work surfaces. Composite sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Smoke alarm. Wood effect flooring.

Bedroom One

14'4 x 8'9 (4.37m x 2.67m)
UPVC double glazed French doors to the front with Juliet balcony. Radiator. Television and telephone points.

Bedroom Two

11'3 x 5'9 (3.43m x 1.75m)
UPVC double glazed window to the rear. Radiator. Door to large cupboard housing Ideal combi boiler and shelving.

Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled shower end bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring. Shaving point and extractor fan.

EXTERNALLY

Allocated Parking Space

LEASEHOLD:

999 years from 1st January 2014 - 988 years remaining

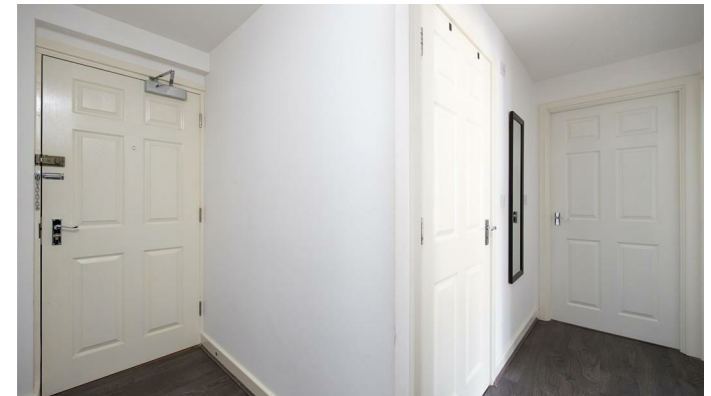
GROUND RENT:

£180pa

Ground Rent Review Period/ Ground Rent Increase: The rent shall increase by £10.00 on 1st January following the 3rd anniversary of the date of this lease and every third anniversary thereafter

MANAGEMENT CHARGES:

£109.00 per calendar month

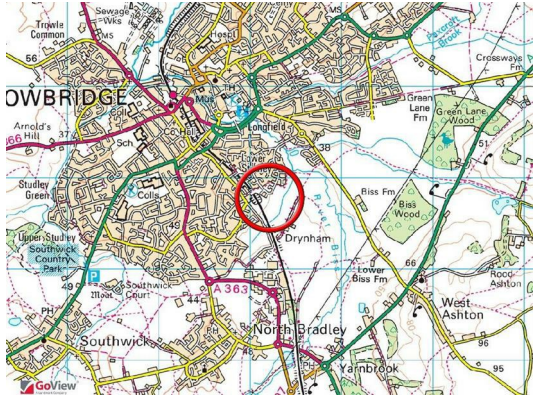
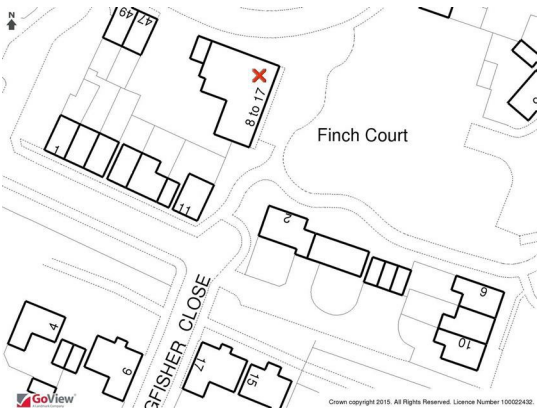


Tenure **Leasehold**
Council Tax Band **B**
EPC Rating

First Floor
Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 51.9 sq. metres (558.2 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.