



## 4 The Conigre Parsonage Conigre

Trowbridge BA14 8RE

A spacious two bedroom first floor apartment located in an attractive converted Grade II Listed property in an award winning development situated close to the town centre, supermarket and train station. Accommodation comprises 14ft x 14ft lounge/diner with feature fireplace, kitchen and bathroom. Benefits include: gas central heating, sash windows and secure gated parking. Ideal investment or first time buy - viewing recommended. No onward chain.

**Offers Over £125,000**







## **ACCOMMODATION**

All measurements are approximate

### **Communal Entrance Hall**

Stairs to the first floor.

## **FIRST FLOOR**

Communal landing with panelled door to the:

### **Living Room**

14'5 x 14'3 (4.39m x 4.34m)

Two sash windows to the front. Mullion window to the rear. Radiators. Fireplace with wood mantle and brick hearth. Wall lights, picture rail and exposed beam. Television and telephone points. Central heating thermostat. Opening to the:

### **Kitchen**

11'1 x 10'1 max (3.38m x 3.07m max)

Two windows to the side. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor over. Integrated washing machine. Wall mounted combi boiler. Vinyl flooring, coving and inset ceiling spotlights. Doors off and into:

**Bedroom One**

14'6 x 8'9 (4.42m x 2.67m)

Two mullion windows to the rear.

Window to the side. Radiator. Television point. Wall lights.

**Bedroom Two**

8'7 x 7'5 max (2.62m x 2.26m max)

Window to the side. Radiator. Television point. Wall lights.

**Bathroom**

Radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Vinyl flooring and inset ceiling spotlights. Shaving point. Extractor fan.

**EXTERNALLY**

Steps up to front door. Secure entry system. Enclosed by iron railings. Electric gates leading to secure allocated parking space.

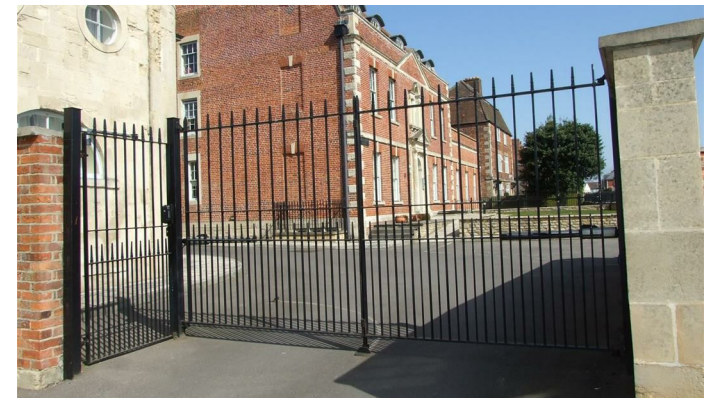
**LEASEHOLD:**

999 years from September 2003

**CHARGES:**

Ground rent: £5 PA included in services charge

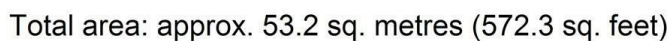
Services current: £2138PA 24/25





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Approx. 53.2 sq. metres (572.3 sq. feet)



## Contact

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.

