



## 74 Ushers Court

Trowbridge BA14 8GE

A former Newland Homes show apartment situated within the town centre close to shops, railway station and park. This ideal investment or FTB purchase boasts under cover parking space, lift access, secured entry system, uPVC double glazing and electric heating.

Additional features include separate living room with Juliet balcony, upgraded fitted kitchen/dining room with integrated appliances, two double bedrooms, built-in wardrobes and bathroom with shower. Viewing is highly recommended, no chain.

**Offers Over £150,000**





### **Communal Hallway**

Stairs and lift to all floors and basement.

### **Hallway**

Door to the communal hallway. Electric heater. Entry phone. Fuse box. Panelled doors off and into:

### **Kitchen/Diner**

10'10" x 9'0" (3.3m x 2.74m)

Electric heater. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel extractor hood over. Plumbing for washing machine. Integrated fridge/freezer. Wood effect flooring and inset ceiling spotlights. Space for table. Opening to the:

### **Living Room**

12'6" x 10'8" (3.81m x 3.25m)

UPVC double glazed French doors to the front with Juliet balcony. UPVC double glazed window to the side. Electric heater. Television point.

### **Bedroom One**

10'10" x 9'4" (3.3m x 2.84m)

UPVC double glazed window to the front. Electric heater. Built-in double wardrobe with panelled doors enclosing.





11'8" x 6'4" (3.56m x 1.93m)  
UPVC double glazed window to the  
front. Electric heater.

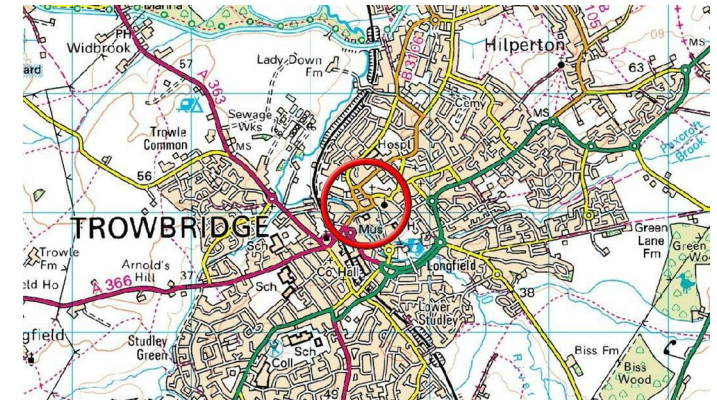
Chrome towel rail. Three piece white suite with part tiled surrounds comprising: panelled bath with mains shower over and screen, pedestal wash hand basin and w/c. Large vanity mirror. Wood effect vinyl flooring. Shaving point and extractor fan.

Allocated parking space. Undercover  
cycle park. Refuse store.

999 years from 1st December 2010

£179.00pa - Reviewed every 15 years

£1620.00pa - Reviewed annually



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

### Floor Plan

Approx. 50.6 sq. metres (544.9 sq. feet)



**KINGTONS**

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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.