

## 3 Salter House Fore Street

Trowbridge BA14 8HD

A spacious two bedroom top floor apartment in an attractive Grade II Listed building in the town centre close to the railway station, St Stephens place complex and shops. This ideal first time/investment purchase boasts a contemporary feel perfectly blended with plenty of period features, 11ft high ceilings, large feature windows, living/dining room with mezzanine office/study area and storage, modern kitchen, two good sized bedrooms and shower room. Benefits include low charges, gas central heating system, communal rear courtyard and no onward chain.

**Offers Over £150,000**





## ACCOMMODATION

All measurements are approximate.

### Communal Entrance Hall

Ornate sweeping staircase to all floors with period balustrade. Cupboard housing fuse box and meters. Many period features. Storage cupboard for refuse. Door to store room with access off to communal courtyard.

## SECOND FLOOR

### Hallway

Panelled door to the communal landing. Radiator. Panelled doors off and into:

### Lounge/Dining Room

17'0" x 13'0" (5.18 x 3.96)

Three feature sash windows to the front. Two radiators. Secure entry phone. Television and telephone points. Wall lights and coving. Doorway to the kitchen. Stairs with with cupboard under leading to the:

### Mezzanine Study

11'8" x 9'3" (3.56 x 2.82)

Balustrade enclosing. Door to store room - 7' 6" x 6' 4" (2.28m x 1.93m).

### **Kitchen**

10'2" x 8'3" (3.10 x 2.51)  
Feature sash window to the front.  
Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring electric hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted Worcester boiler. Wood effect flooring.

### **Bedroom One**

13'2" x 12'8" max (4.01 x 3.86 max)  
Two feature sash windows to the front. Radiator. Built-in double wardrobe. Feature fireplace. Staircase to raised storage area.

### **Bedroom Two**

12'8" x 6'4" (3.86 x 1.93)  
Feature sash window to the front. Radiator.

### **Shower Room**

Towel radiator. Three piece white suite with fully tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Tiled flooring. Extractor fan.

### **EXTERNALLY**

### **Communal Courtyard**

Located to the rear of the property for the sole use of residents only.

### **LEASEHOLD:**

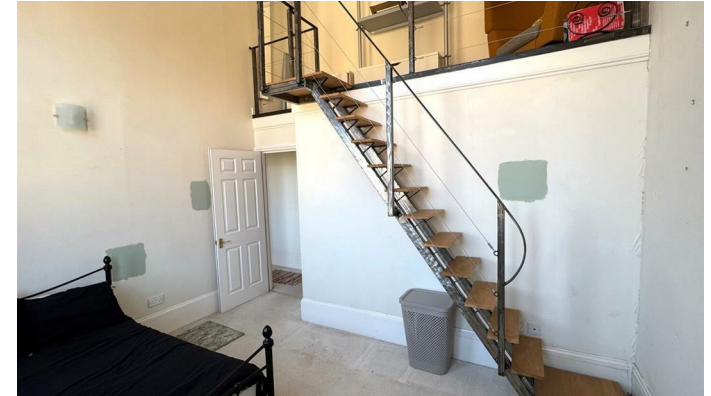
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### **GROUND RENT:**

Peppercorn

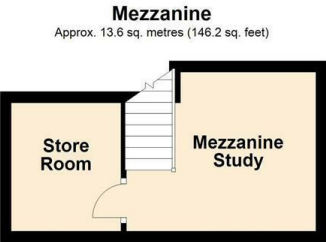
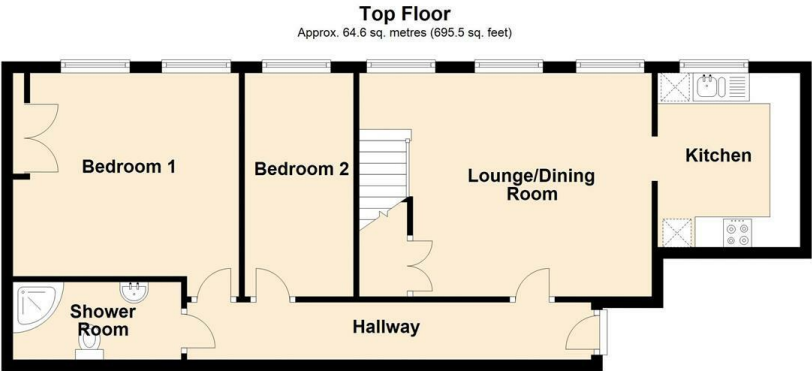
### **SERVICE CHARGE:**

£60pcm

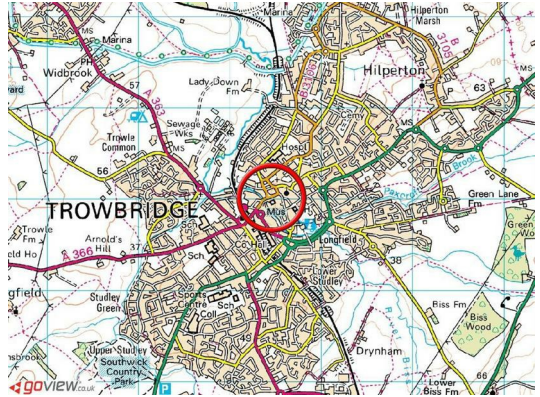
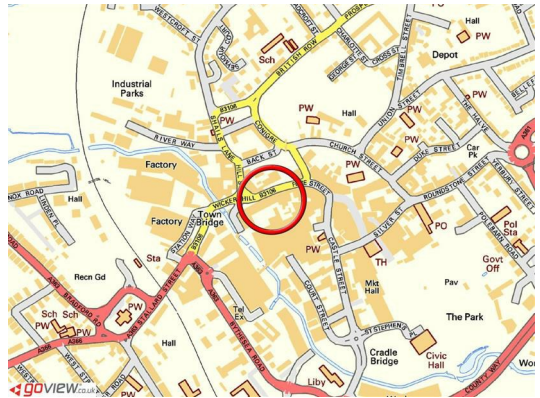




Tenure **Leasehold**  
Council Tax Band **A**  
EPC Rating



Total area: approx. 78.2 sq. metres (841.7 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.