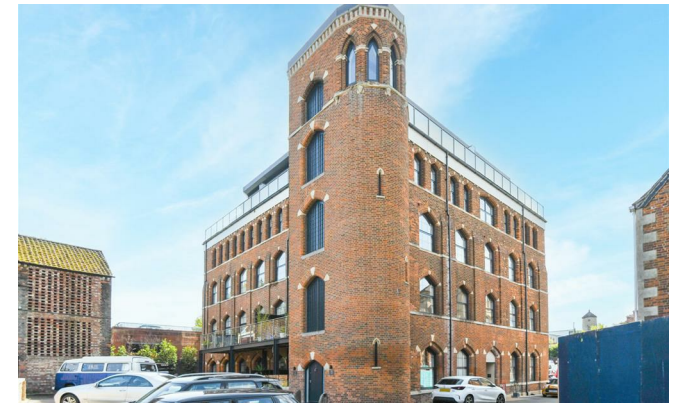




Flat 5 Clarks Mill

Stallard Street Trowbridge BA14 8GP

A fantastic opportunity to purchase a two bedroom ground floor apartment in a converted Grade II Listed former mill, in an prestigious town centre development, close to amenities and train station. Accommodation, finished to a high specification, comprises entrance hall with storage, living room open plan to kitchen with integrated appliances, two bedrooms and bathroom. Features include Porcelanosa worktop and tiles, under-floor heating, air-source heat pump heating/hot water, intercom access and off road parking.

Guide Price £185,000



ACCOMMODATION

All measurements are approximate.

Hallway

Intercom. Doors off and into: storage cupboard and cupboard housing fuse box and boiler.

Living Room Open Plan to Kitchen

17'2 x 11'6 (5.23m x 3.51m)

Living Area

Large double glazed window to the side. Television point. Tiled flooring with under-floor heating.

Kitchen Area

Extensive range of modern wall, base and drawer units with composite work surfaces. Inset sink unit with mixer tap and bevelled drainer. Built-in electric oven and four-ring hob. Integrated dishwasher and fridge/freezer. Plumbing for washing machine. Tiled flooring with under-floor heating and inset ceiling spotlights. Extractor.

Bedroom One

12'0 x 11'2 (3.66m x 3.4m)

Large double glazed windows to the front and side. Under-floor heating.



Bedroom Two

10'2 x 8'8 max (3.1m x 2.64m max)
Large double glazed window to the front. Under-floor heating.

Bathroom

Modern three piece white suite with fully tiled surrounds comprising panelled bath with rain-fall shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Illuminated mirror. Tiled flooring with under-floor heating and inset ceiling spotlights. Extractor.

EXTERNALLY

Parking Space

An optional parking space is available at a cost of £250pa

LEASEHOLD:

999years from 2023

GROUND RENT:

Peppercorn

SERVICE CHARGE:

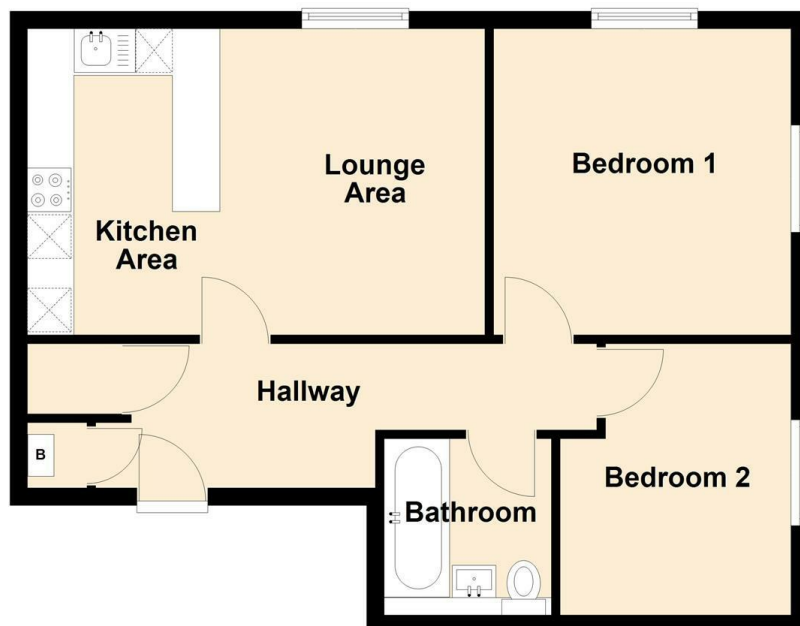
Currently £1758pa (to include parking) paid bi-annually. Deduct £250 if you do not require a parking space.



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

Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 sq. feet)



KINGSTONS

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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.

