



Flat 12 Union House Timbrell Street

Trowbridge BA14 8FU

A beautifully presented, modern second floor purpose built apartment with balcony, situated within the town centre close to shops, railway station and park. The spacious interior boasts modern kitchen with integrated appliances open plan to living/dining room with door opening onto balcony, double bedroom with en suite shower room, second bedroom and bathroom. Features include lift, bike store, secure entry system, bin store, allocated parking space, UPVC double glazing and electric heating. Ideal first time or investment purchase, viewing highly recommended.

Offers Over £190,000





ACCOMMODATION

All measurements are approximate.

Communal Entrance Hall

Secure communal entrance door with coded entry system on the Timbrell Street side. Stairs and lift to the upper floors.

SECOND FLOOR

Entrance Area

Door to communal landing. Entry phone. Coat hanging space. Wood effect flooring. Partition wall and steps down to the:

Hallway

Electric heater. Smoke alarm. Wood effect flooring. Doors off and into: storage cupboard.

Kitchen Open Plan to Living Room

22'4 x 12'9 max (6.81m x 3.89m max)

Kitchen Area

11'10 x 10'3 (3.61m x 3.12m)

Double glazed door leading onto balcony. Range of modern wall, base and drawer units with square edge work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor over. Integrated dishwasher and fridge. Space for fridge/freezer. Space for table. Smoke alarm. Wood effect flooring and inset ceiling spotlights. Open plan to the:

Living Area

12'9 x 12'2 (3.89m x 3.71m)
Double glazed window to the rear.
Electric heater. Television point. Wood effect flooring and inset ceiling spotlights.

Balcony

Decked balcony with glass balustrade.

Bedroom One

17'4 x 9'1 (5.28m x 2.77m)
Double glazed window to the rear.
Electric heater. Door to storage cupboard. Television point. Inset ceiling spotlights. Door to the:

En Suite Shower Room

Heated towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with rain-fall shower over, additional shower attachment and sliding doors enclosing, wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor.

Bedroom Two

12'4 x 8'2 (3.76m x 2.49m)
Double glazed window to the side.
Electric heater. Inset ceiling spotlights.

Bathroom

Heated towel radiator. Three piece white suite with tiled surrounds comprising panelled bath, wash hand basin and w/c with dual push flush. Tiled flooring and

inset ceiling spotlights. Shaving point and extractor. Unit housing plumbing for washing machine.

EXTERNALLY

Allocated Parking Space

Visitors parking space. Bike Store. Bin Store.

LEASEHOLD:

999years from 2022 - 996years remaining

GROUND RENT:

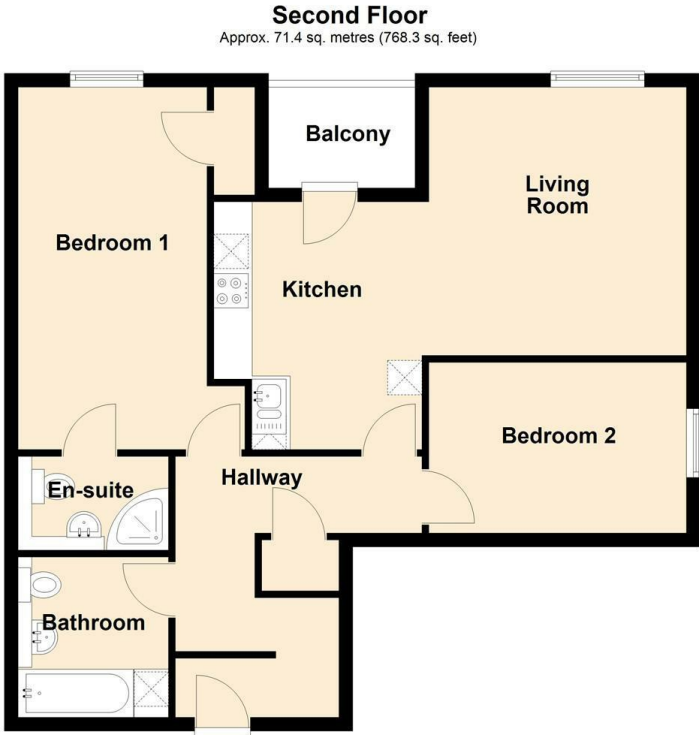
Peppercorn

SERVICE CHARGES:

Approx. £1935 per annum - The charge is expected to be reduced within the next 6 months.



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



Total area: approx. 71.4 sq. metres (768.3 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.