



15 Waterside Mews Cockhill

Trowbridge BA14 9FD

A beautifully presented and spacious ground floor apartment (wheelchair accessible), within a small development on the Bradford on Avon side of town backing onto river and fields beyond. Conveniently situated close to primary school, local shop and bus stop; and located within level walking distance of the town centre and railway station. The property was built in 2010 by Ashford Homes and has been finished to a high specification to include Villeroy & Boch sanitary ware and gas fired under-floor heating through-out. The neutrally presented accommodation comprises hallway, living room with French doors onto terrace, open plan to modern kitchen/diner with AEG integrated appliances, two double bedrooms with built-in wardrobes and bathroom. Additional benefits include acoustic double glazing, secure entry system and allocated parking space. Viewing is highly recommended. Offered for sale with no onward chain.

Guide Price £220,000



ACCOMMODATION

All measurements are approximate.

Hallway

Private door from communal entrance hall. Telephone security intercom system. Alarm system. Smoke alarm. Storage cupboard housing consumer unit, meters and central hub for network sockets and underfloor heating manifold. Thermostat for underfloor heating. Panelled doors off and into:

Living Room Open Plan to Kitchen/Diner

23'7" x 15'11" max (7.19 x 4.85 max)

Living Room

Dual aspect room with double glazed French doors opening onto terrace and double glazed window to side. TV point. Coving. Thermostat for underfloor heating. Open plan to:

Terrace

Small terrace laid to paving, enclosed by railings with glass balustrade. Outside light.



Kitchen/Diner

Double glazed window to rear. Range of modern wall, base and drawer units with under cupboard lighting, tiled splash-backs and work tops. Inset stainless steel one and half bowl sink and drainer unit. Built in AEG stainless steel electric double oven and four-ring gas hob with stainless steel splash-back and extractor over. Integrated fridge, freezer, dishwasher and washing machine. Space for table. Enclosed gas boiler serving heating and hot water system. Tiled flooring, inset ceiling spotlights and coving. Smoke alarm.

Bedroom One

16'12" x 9'11" (5.18 x 3.02)
Double glazed window to the front. Built-in double wardrobe with sliding doors enclosing. Wall lights and coving. Smoke alarm. TV point. Thermostat for underfloor heating.

Bedroom Two

10'11" x 10'4" (3.33 x 3.15)
Double glazed window to the front. Built-in double wardrobe with sliding doors enclosing. Coving. Thermostat for underfloor heating.

Bathroom

Chrome towel radiator. Three piece white suite with tiled surrounds

comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring, wall light and inset ceiling spotlights. Extractor. Thermostat for underfloor heating.

EXTERNALLY

Allocated Parking Space

2 x Visitors Parking & Communal Bin/Bike Store

LEASEHOLD:

999years from 2011 - The freehold of the building belongs to Waterside Mews residents who self manage the building.

GROUND RENT:

£50pa

SERVICE CHARGE:

£960pa



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

Approx. Gross Internal House Area *
69.12 M² - 744 Ft²

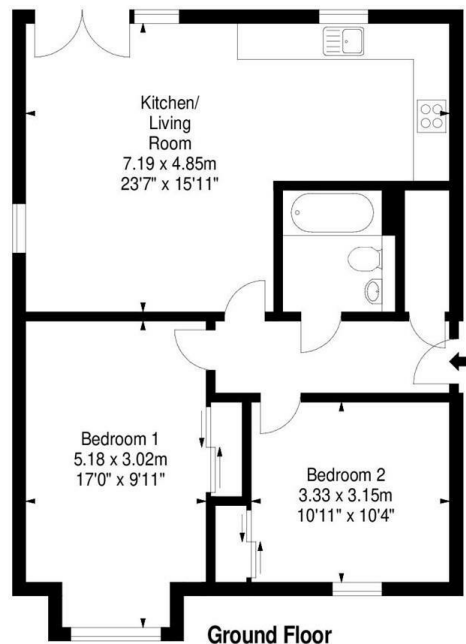


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice



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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.

