



22 Ushers Court

Trowbridge BA14 8GH

A modern second floor apartment situated within the town centre close to shops, railway station and bus stop. The spacious neutrally decorated interior boasts modern kitchen with integrated appliances open plan to lounge/dining room, large double bedroom with walk-in wardrobe, bathroom. Benefits include secure entry system, UPVC double glazing, electric heating and allocated parking space in secure gated courtyard. Ideal first time or investment purchase, viewing highly recommended - No Chain.

Guide Price £135,000





ACCOMMODATION

All measurements are approximate

Hallway

Door to the communal hallway. Electric wall heater. Smoke alarm. Entry phone. Fuse box. Doors off and into: airing cupboard housing hot water tank.

Lounge/Dining Room

17'0 x 13'7 max (5.18m x 4.14m max)
UPVC double glazed window to the front. Electric wall heater. Television point. Open plan to the:

Kitchen

7'5 x 6'5 (2.26m x 1.96m)
Selection of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring halogen hob with extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Vinyl flooring and inset ceiling spotlights. Extractor.

Bedroom

13'2 x 10'0 max (4.01m x 3.05m max)
UPVC double glazed window to the front. Electric wall heater. Double doors to walk-in wardrobe.



Bathroom

Heated chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c and dual push flush. Vinyl flooring. Shaving point. Extractor fan.

EXTERNALLY

Allocated Parking Space

Located in a secure gated courtyard.

LEASEHOLD:

999 years from 2009

GROUND RENT:

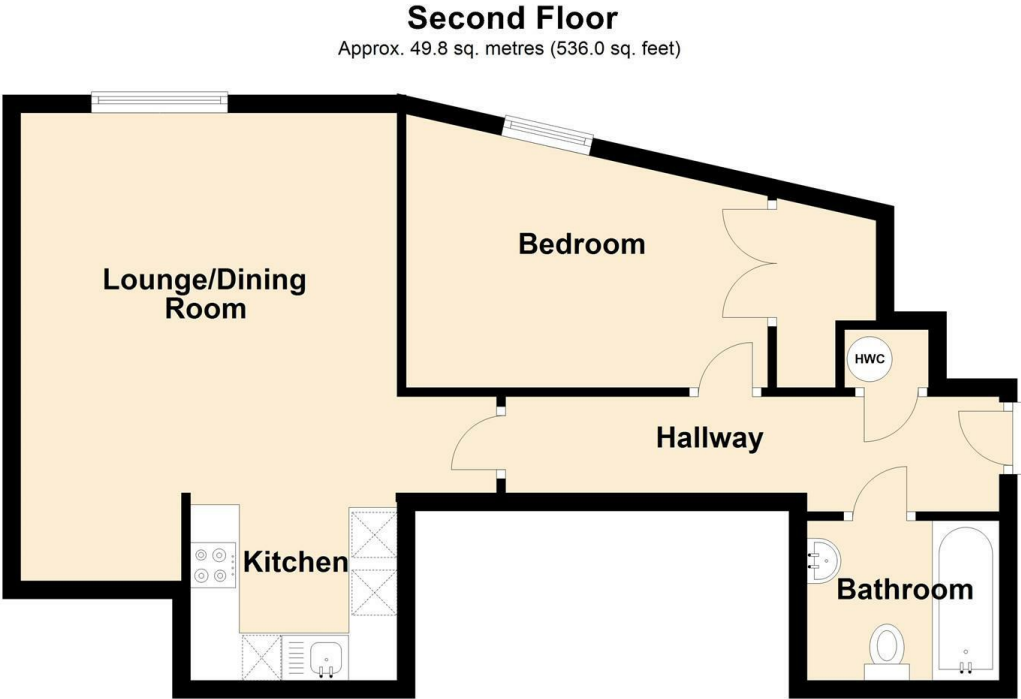
£179.00 - Reviewed every 15 years

SERVICE CHARGE:

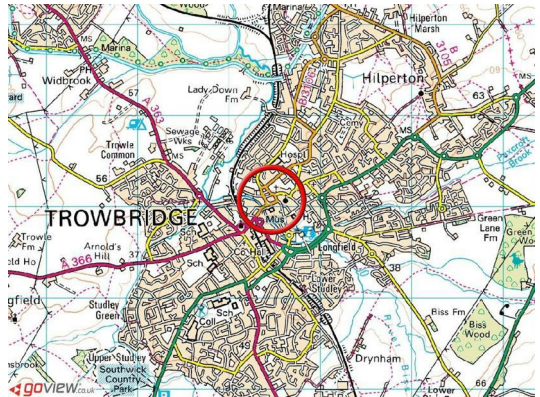
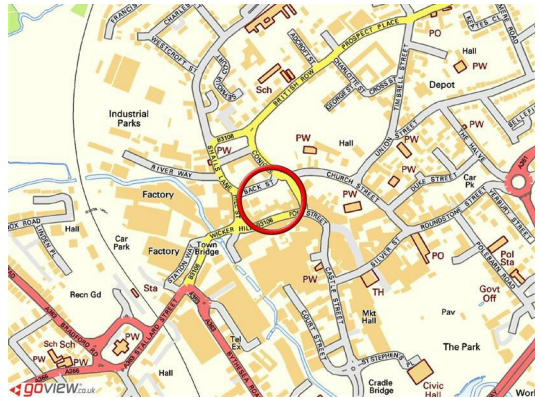
£1,486.74 - Reviewed annually



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



Total area: approx. 49.8 sq. metres (536.0 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.