



### 3 Southfield Court Alma Street

Trowbridge BA14 7EZ

A fantastic opportunity to purchase a self contained, ground floor flat in a small development, tucked in a away down a quiet road, situated close to shop and primary school, and within approximately one mile of the town centre, park, cinema/restaurant complex & railway station.

Accommodation comprises hallway, living room, modern kitchen, two bedrooms and modern bathroom. Benefits include UPVC double glazing, gas central heating with modern combi boiler (2025), two allocated parking spaces, low management charges and offered for sale with no onward chain. Ideal investment or first time buy.

**Offers Over £150,000**





## ACCOMMODATION

All measurements are approximate

### Hallway

Obscured UPVC double glazed door to the rear. Radiator. Fuse box. Panelled doors off and into: large storage cupboard.

### Lounge/Diner

14'12" x 10'11" (4.56 x 3.32)

UPVC double glazed bay window to the front. Two radiators. Television and Open Reach points. Panelled door to the:

### Kitchen

7'10" x 6'3" (2.40 x 1.90)

UPVC double glazed window to the rear. Selection of modern wall and base mounted units with rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with filter hood over. Samsung washing machine included. Fridge/freezer included. Modern wall mounted Worcester combi boiler - installed in June 2025. Wood effect flooring.



### Bedroom One

11'5" x 10'4" (3.48 x 3.15)

UPVC double glazed window to the front. Radiator. Television point. Wardrobes and drawers included.

### Bedroom Two

13'6" x 10'2" max (4.12 x 3.10 max)  
UPVC double glazed window to the rear. Radiator. Television point.

### Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring. Extractor fan. Shaving point and light. Mirror.

### EXTERNALLY

Communal garden areas with a variety of plants and shrubs, bin storage area enclosed by walling, visitors parking.

### Two Allocated Parking Spaces

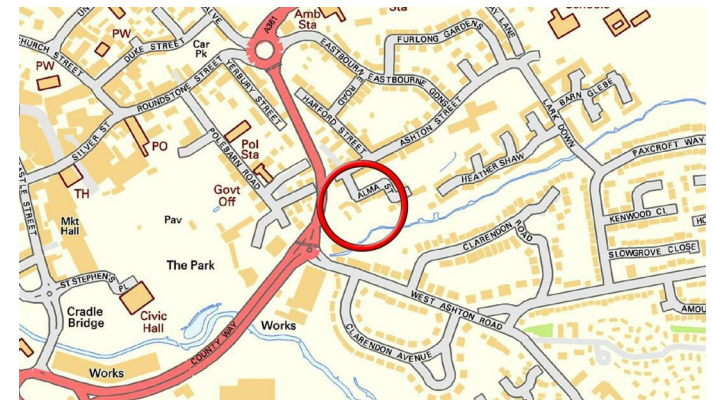
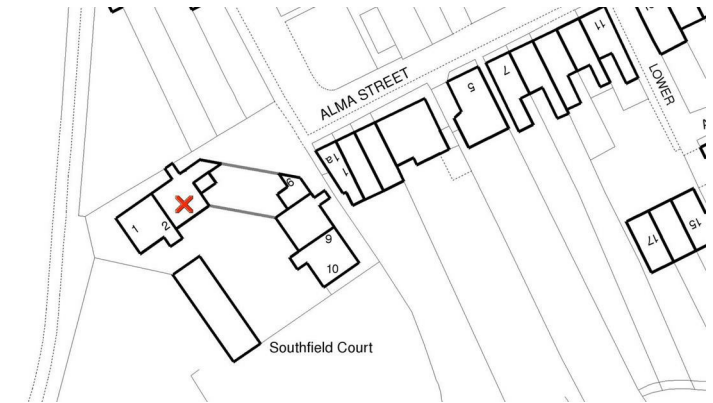
Located to the front of flat.

### LEASEHOLD:

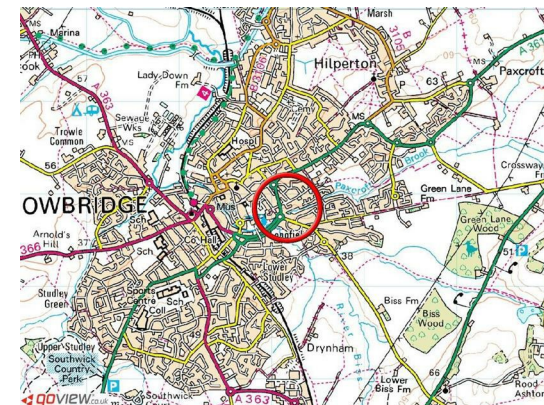
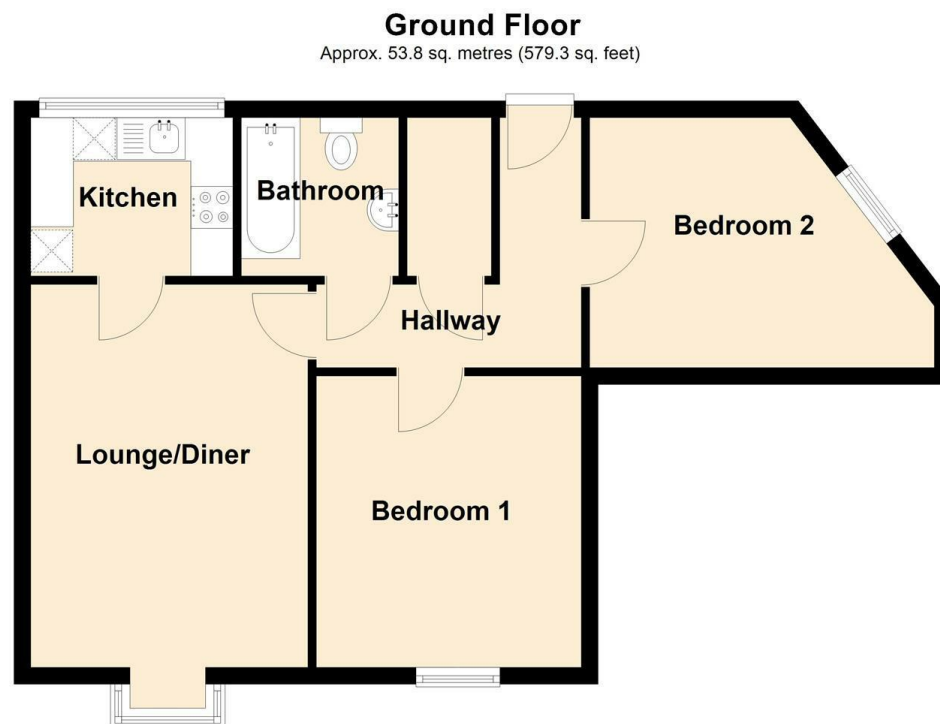
999 years from 2001

### MANAGEMENT CHARGE:

£50pcm - payable to Southfield Apartments Management Company Limited, registered number 04290031. The registered office is Flat 5, Southfield Court, Alma Street, TROWBRIDGE, Wiltshire, BA14 7EZ.



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



**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.