

TOWN & COUNTRY
ESTATES



Flat 1 Garth Road, Paxcroft Mead, Trowbridge, Wiltshire, BA14 7GQ

£160,000

LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly, family orientated area, benefitting from a well regarded primary school, variety of shops including a supermarket, family pub and a social club provided for the community. The area also benefits from many walks around the local bicycle paths and numerous playing parks. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A spacious and well presented two double bedroom ground floor apartment, situated in the heart of the ever popular Paxcroft Mead development. The accommodation comprises a large and welcoming entrance hall, living room, kitchen/dining room, master bedroom with ensuite, a second double bedroom and the family bathroom. Further notable features include Upvc double glazing and driveway parking for two car. This home would make the ideal first time buy, investment or downsize purchase, a more cost effective option to a bungalow.

COMMUNAL ENTRANCE HALL

The building has both front and rear access into the communal entrance hall. The apartment can be found on the ground floor.

ENTRANCE HALL

You enter the apartment through a solid entrance door, there is an intercom handset, Dimplex wall mounted electric heater, smoke alarm, two matching ceiling lights, digital thermostat controls, modern wood effect flooring and doors to the living room, kitchen/dining room, two double bedrooms, family bathroom, shoe/coat cupboard and airing cupboard, providing storage and shelving.

LIVING ROOM

13'9" x 12'9"

The living room has two Upvc double glazed windows to the front, an ornamental ceiling light, T.V point, telephone point, a wall mounted electric fire with living flame effect and a Dimplex wall mounted electric radiator.

KITCHEN/DINING ROOM

13'9" max x 7'1" max (angular room)

Another huge benefit to this apartment is the separate kitchen/dining room with a Upvc double glazed window to the front, a range of matching base and wall units with rolled top work surfaces, a stainless steel 1½ bowl inset sink unit with chrome mixer tap and tiled splashbacks, built in electric oven, inset ceramic hob with extractor fan and light over, space for a freestanding fridge/freezer, plumbing for washing machine, built in wine rack, two matching ceiling lights and a Dimplex wall mounted electric radiator.



MASTER BEDROOM

11'5" x 9'10"

The large master bedroom has a Upvc double glazed window to the rear, two built in double wardrobes, a Dimplex electric radiator and a door leading to the ensuite.

ENSUITE

The ensuite shower room has an obscure Upvc double glazed window to the rear, an enclosed shower cubicle with mains shower, dual flush close couple W.C, pedestal wash hand basin, chrome heated towel rail and tiled splashbacks.

BEDROOM TWO

9'10" x 8'10"

There is a Upvc double glazed window to the front and a dimplex wall mounted electric radiator.

BATHROOM

The bathroom has an obscure Upvc double glazed window to the rear, a panelled bath with chrome mixer tap and shower attachment, dual flush close couple W.C, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, shaver socket and an extractor fan.

EXTERIOR

PARKING

To the side of the property (visit from the master bedroom window) is a driveway providing parking for two cars.

LEASE INFORMATION

LEASE LENGTH - 125 years from 1st January 2006

GROUND RENT - £150 per annum (paid in 2x installments of £75)

SERVICE/MAINTENANCE CHARGE - £1516 (2023-2024)

MANAGING AGENTS - Layzell

ADDITIONAL INFORMATION

Council Tax Band - B







GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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