

**TOWN&COUNTRY**  
ESTATES



**Ushers Court, Trowbridge, Wiltshire BA14 8GH**

**Offers Over £140,000**



## LOCATION

Located towards the western boundary of Wiltshire means that London is only 100 miles away, with Bath and Bristol 13 and 24 respectively. Trowbridge station, just a few minutes walk away, is on the high-speed Cardiff to Southampton, Portsmouth and Brighton line providing links to London and the West country. Trowbridge is also well located for access to some of the West country's best known beauty spots. These include Castle Combe regarded as one of the most beautiful villages in England, the wonderfully atmospheric village of Lacock (which has remained virtually unchanged since the 18th century), the cathedral cities of Wells and Salisbury, the Georgian city of Bath, the great prehistoric monuments of Avebury and Stonehenge and the famous country houses and parks of Bowood and Longleat. The Kennet and Avon Canal and Hilpertown Marina are easily accessible providing facilities for boat trips, walking and cycling.

## DESCRIPTION

Found within a popular, gated and block paved courtyard setting in Trowbridge town centre, this two bedroom first floor apartment offers easy access to amenities, shops & train station. The accommodation comprises an entrance hall, living room with kitchen off, two double bedrooms and bathroom. Further benefits include gas central heating, Upvc double glazing, an allocated parking space and NO ONWARD CHAIN.

## ENTRANCE HALL

You enter through a hardwood door. There is access to the loft space, intercom telephone handset, radiator, smoke alarm, doors leading to the lounge/dining room, two double bedrooms, bathroom and cupboard, providing storage and shelving.

## LIVING ROOM

12'6" x 11'10"

There is a Upvc double glazed window to the side, telephone point, T.V point and radiator.

## KITCHEN

8'10" x 5'11"

This good size kitchen comprises a range of matching base and wall units with rolled top work surfaces, stainless steel inset sink unit with chrome mixer tap, built in fan assisted oven, inset gas hob with extractor fan and light over, integrated fridge freezer, integrated washing machine, halogen spotlights, laminate flooring, Worcester gas combi boiler supplying radiator heating and domestic hot water.

## BEDROOM ONE

12'2" x 8'10"

This fantastic double bedroom benefits from a Upvc double glazed window to the side, built-in double wardrobe, radiator and telephone point.



## BEDROOM TWO

11'10" x 9'2"

There is a Upvc double glazed window to the side, built in triple wardrobe providing storage and shelving and T.V point.

## BATHROOM

This modern bathroom comprises a large wall mounted mirror, panelled bath with chrome mixer tap and glass shower screen, chrome mains shower over, tiled splash backs, pedestal wash hand basin with chrome mono bloc taps, dual flush close couple W.C, laminate flooring, extractor fan, chrome heated towel rail, chrome shelving unit, chrome shaver sockets and halogen spotlights.

## PARKING

Parking space within the gated communal car park.

## ADDITIONAL INFORMATION

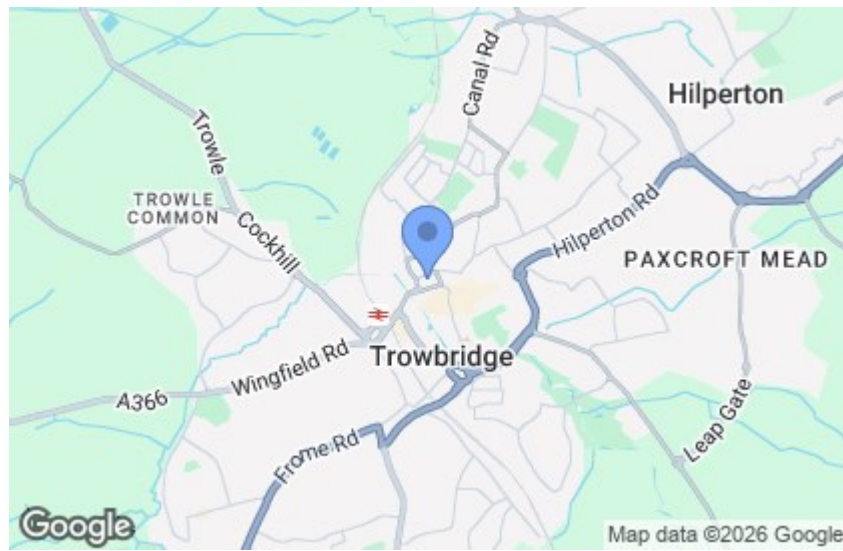
Council Tax Band- B

Ground rent - £179 per annum

Service/Maintenance Charge - £160 per calendar month

MANAGMENT AGENT - SW RELOCATIONS LTD.

984 years left on the lease.



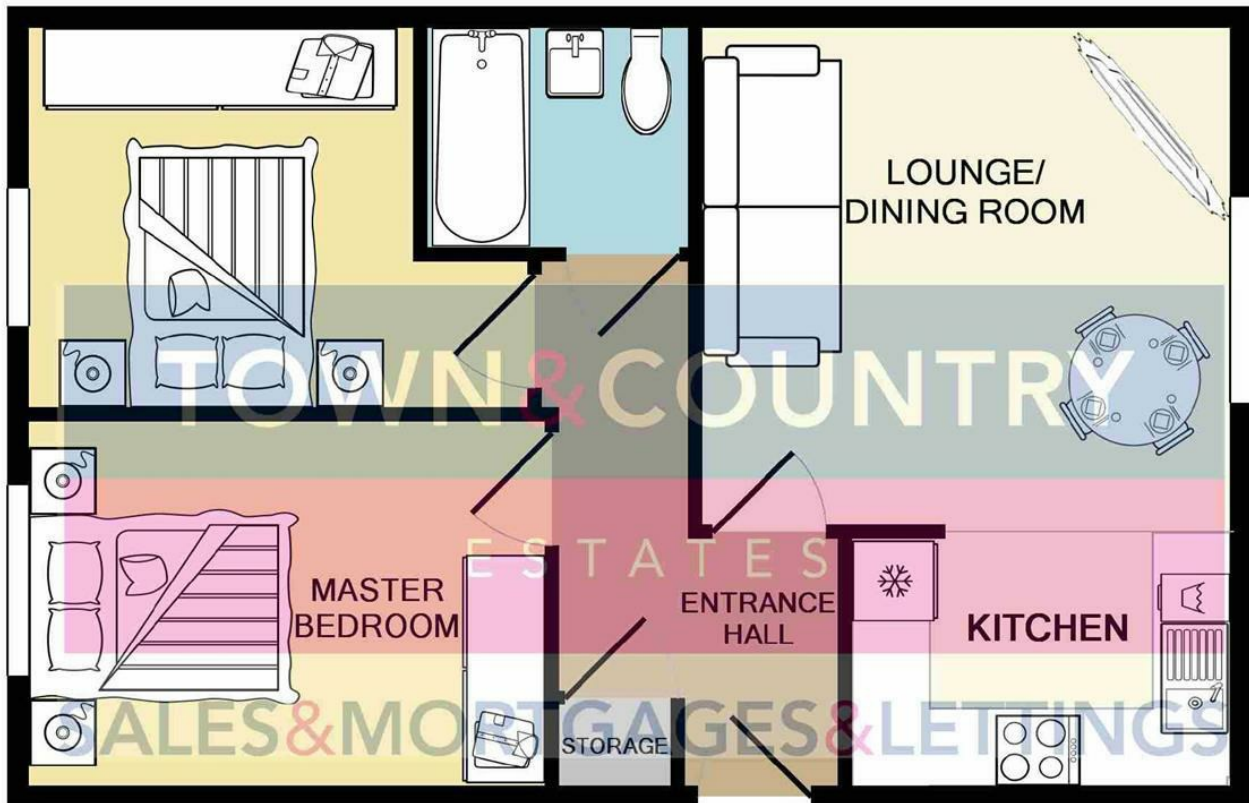






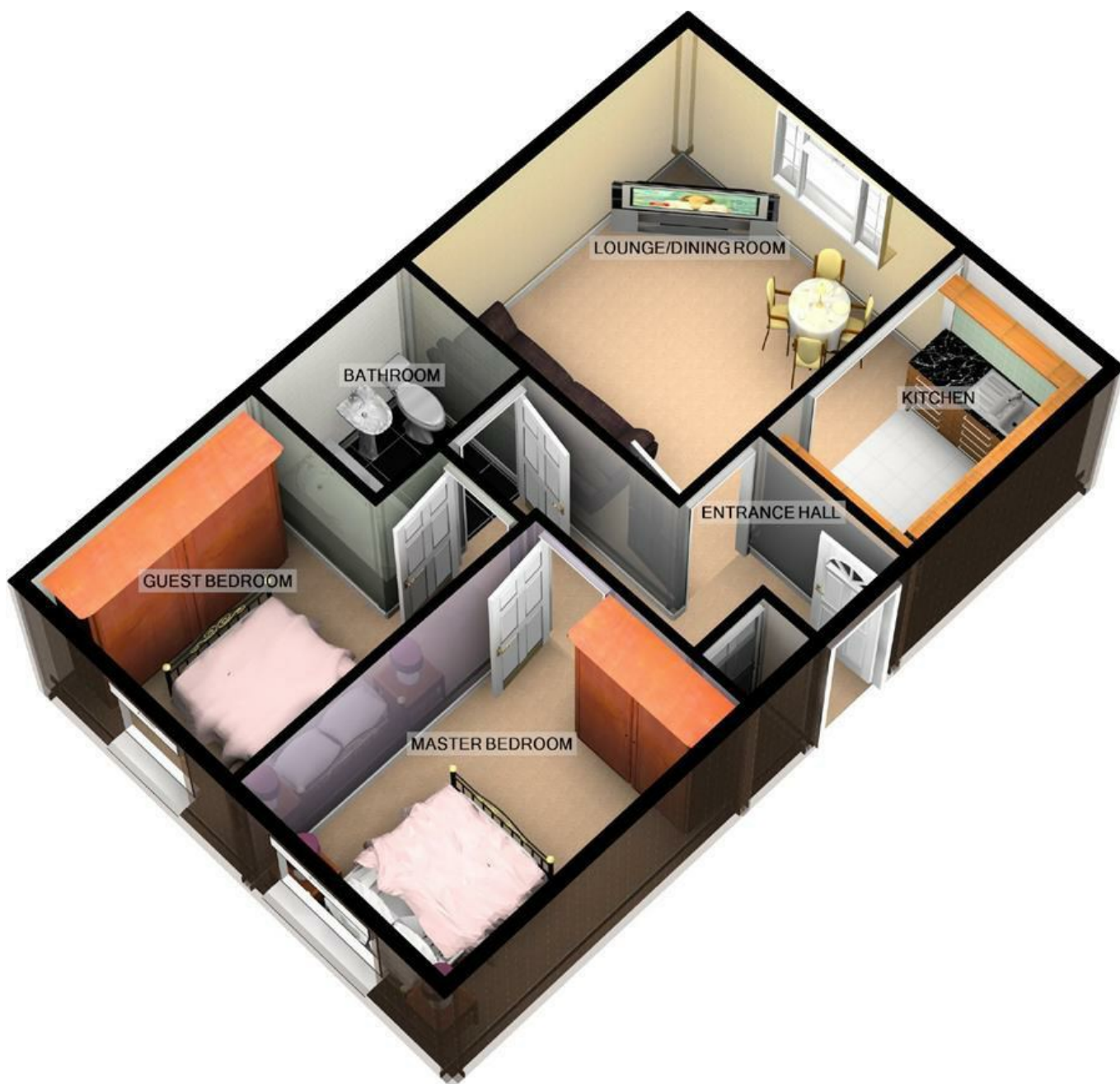






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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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