

TOWN&COUNTRY
ESTATES



Roman Place, Westbury, Wiltshire BA13 4GH

Offers Over £180,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic direct links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION

A fantastic two double bedroom, first floor apartment, set within the modern and desirable Herons Rise development, providing convenient access to Westbury's mainline train station. Built in 2022 by the well regarded Newland Homes, this ex showhome approaches the market with many upgrades from standard. The accommodation offers a communal entrance, private entrance hall, living room/kitchen, two double bedrooms, bathroom and useful storage cupboards. Further benefits include uPVC double glazing, gas central heating, allocated parking for two cars and a long lease of 999 years from 2022.

COMMUNAL ENTRANCE HALL

The communal entrance hall has private post boxes for each apartment and stairs leading through the building.

ENTRANCE HALL

The welcoming entrance hall has wood effect flooring, radiator, video intercom for the main entrance door, thermostat heating controls and doors to the living room/kitchen, both bedrooms, bathroom and two useful storage cupboards.

LIVING ROOM/KITCHEN

The dual aspect living room/kitchen is flooded with natural light from windows to both the front and rear.

LIVING AREA

14'1" x 13'9"

The uPVC double glazed windows to the front provides a view including the two allocated parking spaces, there is a radiator, TV Point and space for lounge and dining furnishings.

KITCHEN AREA

8'10" x 7'6"

There is a uPVC double glazed window to the rear, the kitchen offers a range of modern matching base and wall units with built in electric oven, inset induction hob with stainless steel splashback and chimney extractor with light over, integrated fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, under cupboard lighting, inset ceiling spotlights, wood effect flooring and radiator. Concealed in a cupboard is a wall mounted Vaillant gas boiler.



BEDROOM ONE

10'5" (to wardrobe) x 10'2" max

Bedroom one has a uPVC double glazed window the front, a large built-in wardrobe with mirrored sliding doors and a radiator.

BEDROOM TWO

10'5" x 7'10"

The second double bedroom has uPVC double glazed window to the rear and a radiator.

BATHROOM

The fantastic bathroom has a panelled bath with chrome mixer tap, mains shower with rainwater effect shower head, hand shower attachment and glazed screen, inset dual flush WC, wall hung basin with chrome mixer tap, chrome heated towel rail, attractive tiled splashbacks, shaving socket, inset ceiling spotlights and an extractor fan.

EXTERIOR

PARKING

There are two allocated parking spaces in the communal car park, visible from the front of the apartment.

LEASE INFORMATION

Lease Length: 999 years from 2022

Annual Service Charge: £1228.08

Annual Maintenance Charge: £230

Totaling a sensible combined cost of £121.50 per calendar month. .

ADDITIONAL INFORMATION

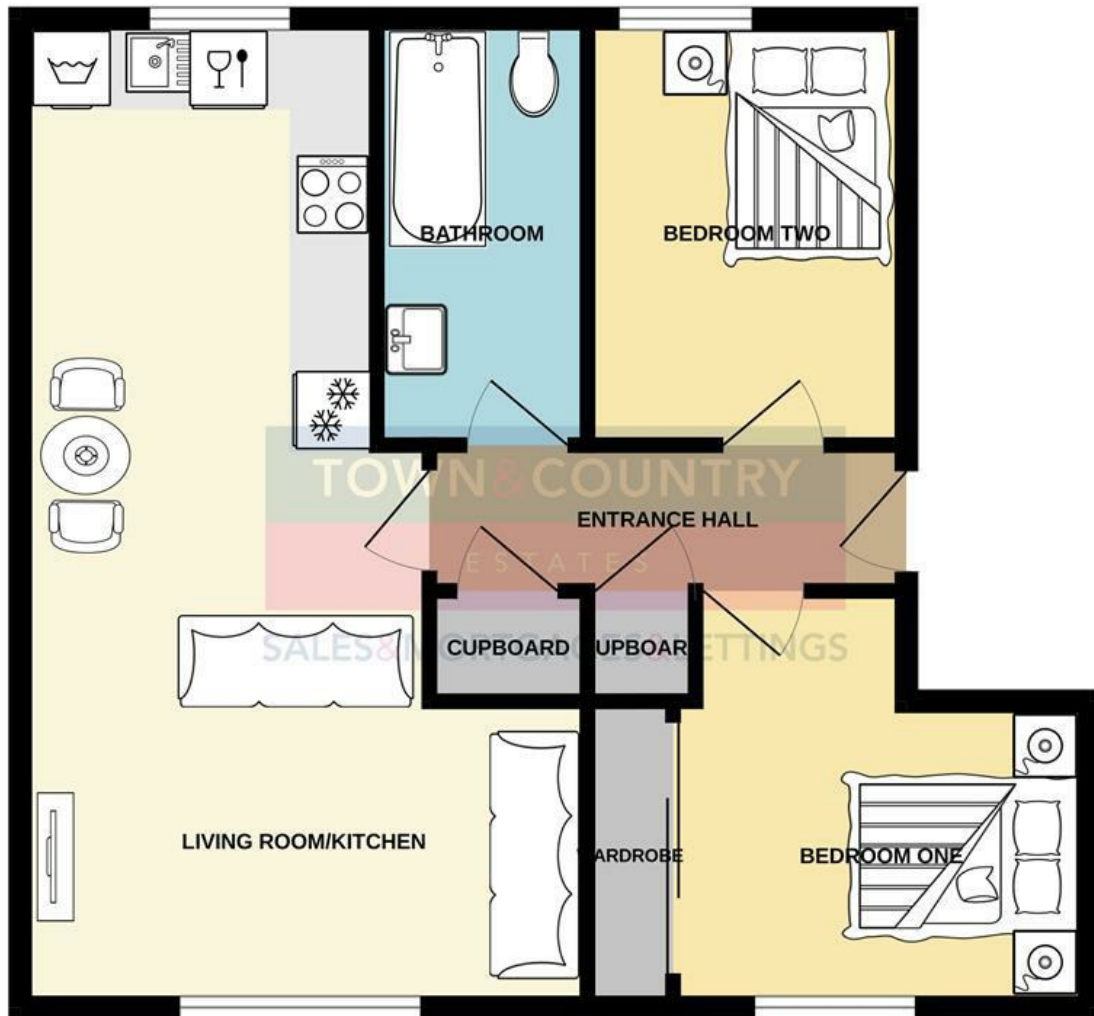
Council Tax Band - B







GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

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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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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