

TOWN&COUNTRY
ESTATES



Timbrell Street, Trowbridge, Wiltshire BA14 8FU

£225,000

LOCATION

Located in Trowbridge town centre, the home provides simple access to all amenities; shops, the modern cinema/restaurant complex and train station, providing direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - Occupying part of a recent residential conversion (2022) within Trowbridge town centre, this fantastic two double bedroom penthouse boasts allocated covered parking and a large terrace, with far reaching views. The modern and spacious apartment offers a communal entrance hall with stairs leading to the front door, private entrance hall, an open plan living/dining room/kitchen, master bedroom with ensuite shower room, a second double bedroom and a fully tiled bathroom. Further benefits include uPVC double glazing, high ceilings which give a real sense of space and a share of the freehold.

ENTRANCE HALL

The welcoming entrance hall has space for coats and shoes, a wall mounted electric radiator and doors to the open plan living room/kitchen, both bedrooms and a useful utility cupboard with storage and plumbing for a washing machine.

OPEN PLAN LIVING/KITCHEN AREA

The generous open plan living/dining/kitchen space has two sets of uPVC double glazed French doors accessing the balcony and flooding the room with lots of natural light.

KITCHEN AREA

The kitchen has a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink unit with chrome mixer tap, a built in oven, inset ceramic hob with extractor and light over, integrated dishwasher, space for fridge/freezer, space for a generous size dining table, inset ceiling spotlights and wood effect flooring, continuing through to the living space.

LIVING AREA

The living area is perfect for a corner sofa, there is a wall mounted electric radiator and space for a sideboard and television.

BEDROOM ONE

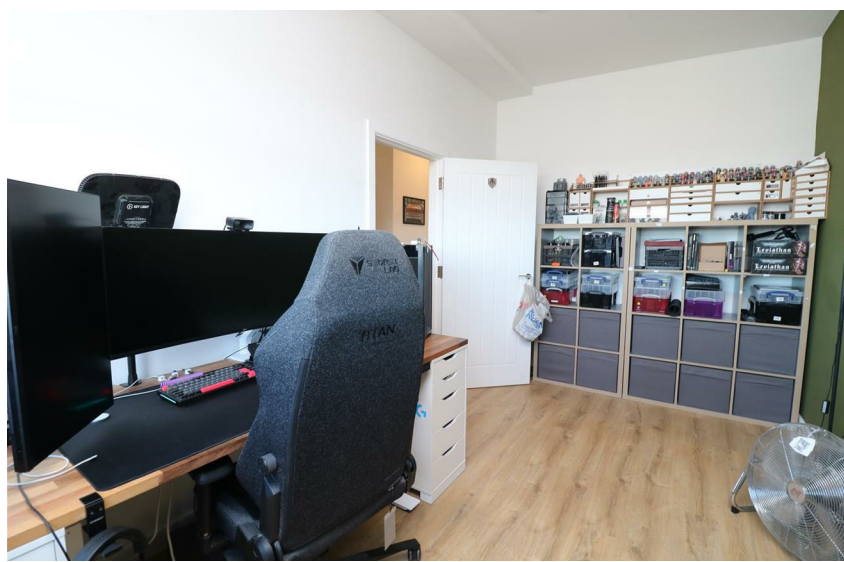
The main bedroom has wood effect flooring throughout, a uPVC double glazed window, inset ceiling spotlights and a door to the en-suite.

EN-SUITE

The modern en-suite has a corner shower cubicle with electric shower, a close coupled W.C, pedestal wash basin and a heated towel rail.

BEDROOM TWO

The second double bedroom has wood effect flooring and a uPVC double glazed window.



FAMILY BATHROOM

The stylish modern bathroom has a panelled bath with mains shower over, a close coupled WC, a wash basin and heated towel rail.

EXTERIOR

TERRACE

The decked terrace provides welcome outside space and is enclosed by a glazed panels, providing views of the town.

PARKING

Accessed below the building is the communal car park, where this apartment has a covered allocated space.

LEASE INFORMATION

Share of the freehold. Each owner of the 15 properties within the building make up Union House Ltd, the freehold company.

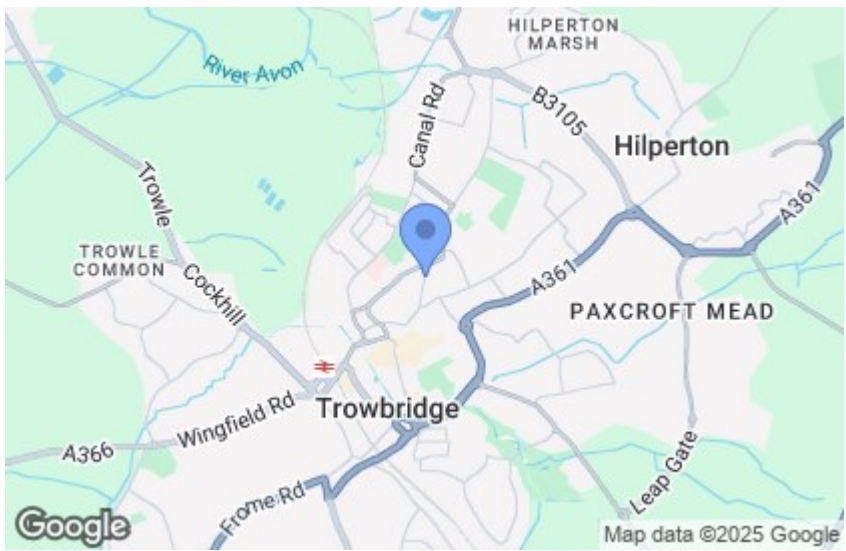
The service fees for this flat are around £1660 a year, paid every 6 months. This fee is set by all of the owners of the flats.

The lease is 999 years from 2021

ADDITIONAL INFORMATION

Council Tax Band - B

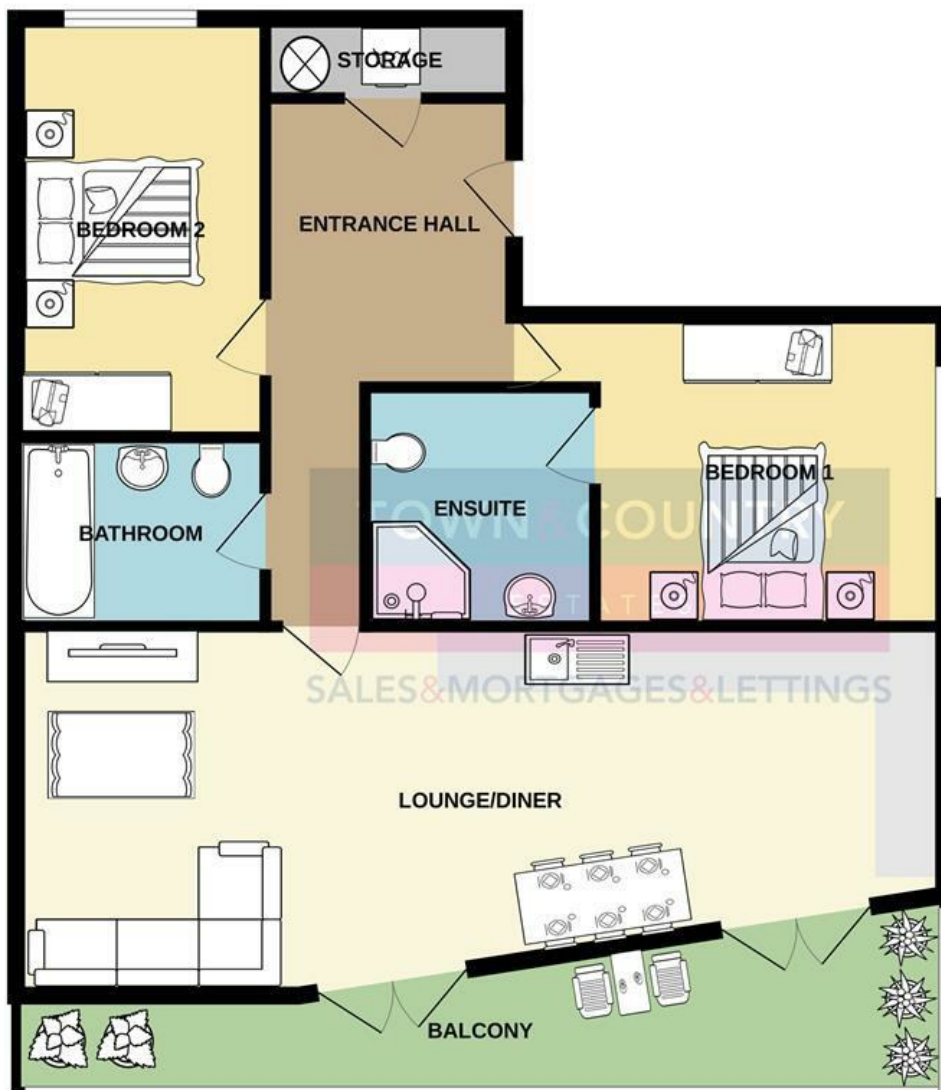
EPC - D







GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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