



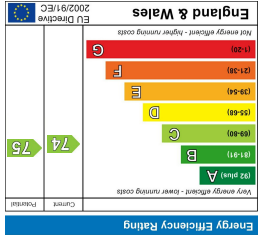
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OFFICE
63 Fore Street
Trowbridge
Wiltshire
BA14 8ET

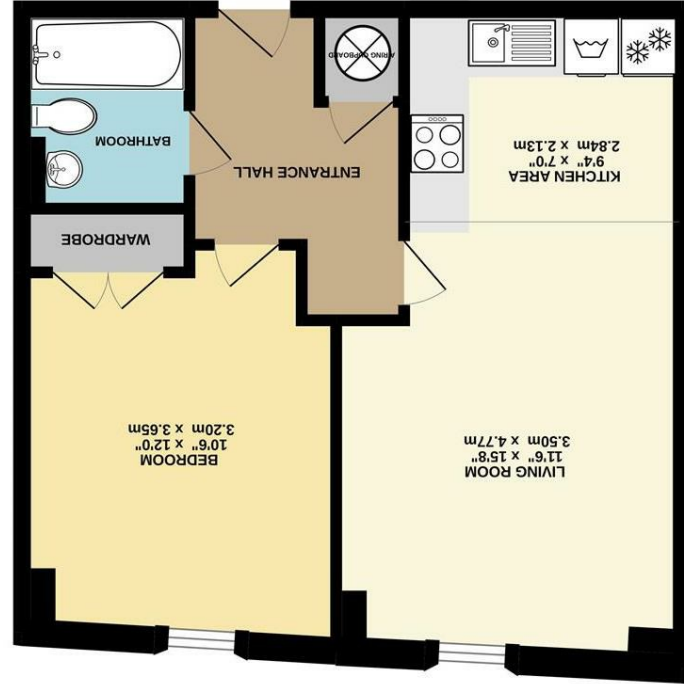
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006. Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.



TOTAL FLOOR AREA: 465 sq. ft. (43.2 sq. m.) approx.
Measured using only 100 to 10 mm
Made with Inspira 4.0222



FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



35 Ushers Court
Trowbridge, Wiltshire, BA14 8GH
£125,000

- IDEAL FIRST TIME or INVESTMENT PURCHASE
- First Floor One Bedroom Apartment
- Electric Heating
- No Onward Chain
- VACANT POSSESSION
- Fitted Kitchen
- Walking Distance to Town Centre & Railway Station
- EPC Rating C



SITUATION

Ushers Court can be found within a short walking distance of the town centre and railway station and with Sainsburys superstore across the road.

Trowbridge is the County Town of Wiltshire and offers a good range of schooling, great shopping, restaurants and leisure facilities including an Odeon multiplex cinema complex close by to Trowbridge Park. Trowbridge town centre offers a pedestrianised town centre with several well-placed superstores, The Shires shopping centre and ample parking opportunity. This is a characterful town surrounded by countryside and is well situated for access to the other locals towns, villages and the city of Bath. There is also a popular railway station providing regular services to Salisbury and Southampton to the south and within 20 minutes journey to Bath and onto Bristol and the northwest.

DESCRIPTION

Ushers Court is a popular and impressive gated courtyard residential development that was converted and constructed by Newland Homes in 2009. This first floor apartment is part of the original building, now called the Hopstore, which benefits from a secure entry system and lift to all floors. Situated to the rear of the building with deep sill windows offering views across the Conigre.

The accommodation is deceptively spacious with a generous open plan living room and kitchen with integrated cooker, washing machine and fridge freezer, a good sized double bedroom with built in double wardrobe and bathroom.

An ideal first time purchase or opportunity for an investor to start or expand a property portfolio.

NO ONWARD CHAIN

DIRECTIONS

From our office in the centre of Trowbridge turn to the right passed Lloyd's Bank and into Manvers Street. The gated entrance to Ushers Court is just down the road on the left hand side through the archway. The Hopstore is the building on the right hand side of the courtyard.

ACCOMMODATION

COMMUNAL ENTRANCE

With key code entry service and intercom system. Communal entrance hall with lift and stairs to all floors.

ON THE FIRST FLOOR

ENTRANCE HALL

With solid entrance door. Airing cupboard housing the hot water tank. Electric heater.

OPEN PLAN LIVING ROOM/KITCHEN

LIVING AREA

11'6" x 15'8" (3.51 x 4.78)
Deep sill window to the rear.

KITCHEN AREA

9'4" x 7'0" (2.84 x 2.13)
Matching wall and base units with rolled edge worktops and tiled splashbacks. Integral electric hob with extractor fan over, electric cooker, washer/dryer and fridge freezer. Vinyl flooring. Electric heater.

BEDROOM

10'6" x 12'0" (3.2 x 3.66)
Deep sill window to the rear. Built in double wardrobe.

BATHROOM

5'7" x 6'10" (1.7 x 2.08)
White suite with wash hand basin, WC and bath with shower attachment and shower screen. Tiled splashbacks. Heated towel rail. Vinyl flooring. Ceiling extractor fan.

EXTERNALLY

With gated entrance to the courtyard. Bin storage area.

TENURE

The property is leasehold on a 999 year lease dating from 2009.

There is an annual ground rent of £200.00. The ground rent is subject to a fifteen year review due 2026.

There is an annual service charge of approx. £1,538.44 (2023) payable which includes building insurance, communal maintenance and lighting. The service charge is reviewed annually.

COUNCIL TAX

The property is in Band B with the amount payable for 2024/25 being £1892.03

LETTINGS AND MANAGEMENT

The property is being offered with Vacant Possession and was previously achieving a monthly rental of £600.00. Chase Buchanan offer a comprehensive lettings service and for more information or if we can be of any assistance with your other rental needs, please do not hesitate to contact our team on 01225 790529.

VIEWINGS

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk.

CODE

11046 24/06/2024

