



OFFICE
63 Fore Street
Trowbridge
Wiltshire
BA14 8ET

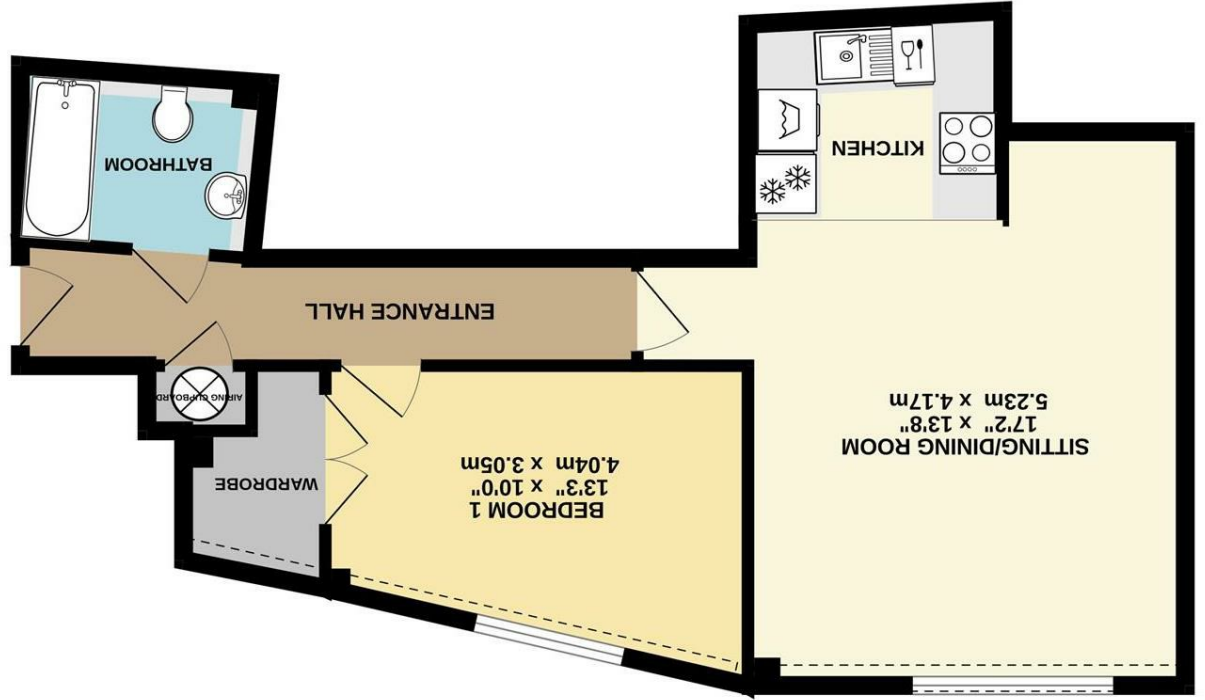
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Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of 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.

Energy Efficiency Rating	
Current	Potential
82	83
Energy Rating Legend - Lower energy costs A (dark green) B (green) C (light green) D (yellow) E (orange) F (red) G (dark red)	
EU Directive - Higher energy costs 2002/91/EC	
England & Wales Not energy related - Higher energy costs	



SECOND FLOOR
527 sq. ft. (49.0 sq. m.) approx.



Chase Buchanan

Flat 22 Ushers Court
Trowbridge, Wiltshire, BA14 8GH

£137,000

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Generous Living Room with Fitted Kitchen
- Electric Heating & PVCu Double Glazed
- EPC Rating C / Council Tax Band A
- Walking Distance of Town Centre Amenities & Railway Station
- Well Presented Second Floor One Bedroom Apartment in Town Centre
- Walk in Wardrobe Space
- Allocated Parking Space in Gated Courtyard
- No Onward Chain
- Leasehold 999 years / Service Charges Apply



SITUATION

This popular development is conveniently situated on the edge of the town centre and within walking distance of the railway station. Trowbridge is the County Town of Wiltshire and has benefited from significant development, which is still on-going, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre.

Trowbridge is accessible to and from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest. Surrounded by open countryside with picturesque villages scattered around offering history and character there is an abundance of leisure opportunities to meet most peoples needs.

DESCRIPTION

Ushers Court is a popular and impressive gated courtyard residential development that was converted and constructed by Newland Homes in 2009. This quirky second floor apartment is located on the top floor at the back corner of the original building overlooking The Conigre. Further benefitting from a secure entry system from the road side and direct access from the carpark where there is an allocated parking space. This is one of only a few one bedroom properties in the development to offer a space and also being in the gated carpark.

The accommodation is deceptively spacious with a generous open plan living/dining room and fitted kitchen with integrated cooker, washer/dryer, slimline dishwasher and fridge freezer, a good sized double bedroom with a large built in wardrobe and bathroom. There is electric heating and the windows are PVCu double glazed.

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

No Onward Chain.

ACCOMMODATION

COMMUNAL ENTRANCE

Off Church Street. Key code entry service and intercom system. Post boxes. Communal entrance hallway with stairs to each floor and security lighting. Rear door opening into the courtyard.

ON THE SECOND FLOOR

LANDING

Meter cupboard.

ENTRANCE HALL

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

SITTING/DINING ROOM

17'2" x 13'8" (5.23 x 4.17)

PVCu double glazed window to the rear. Two electric heaters.

OPEN PLAN KITCHEN

8'5" x 6'5" (2.57 x 1.96)

Range of matching wall and base units with rolled edge worktops and tiled splashbacks. Integral appliances include a fridge/freezer, washer dryer, slimline dishwasher and electric oven with electric hob over and wall mounted extractor fan above. Vinyl flooring. Spot lights.

BEDROOM ONE

13'3" x 10'0" narrowing to 7'0" (4.04 x 3.05 narrowing to 2.13)

PVCu double glazed window to the rear. Electric heater. Large/walk in wardrobe space.

BATHROOM

7'5" x 5'6" (2.26 x 1.68)

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.

PARKING

Allocated parking space within the gated carpark.

TENURE

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

There is an annual ground rent of £125.00. 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 A with the amount payable for 2024/25 being £1621.73

SERVICES

Main services of electricity, water and drainage are connected. Central heating is from the electric heaters (not tested by Chase Buchanan).

LETTINGS AND MANAGEMENT

Chase Buchanan offer a full lettings and management service. We have estimated the current rental value to be in the region of £650.00pcm.

For more information or if we can be of any assistance with your rental needs, please do not hesitate to contact us on 01225 341504.

VIEWINGS

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

CODE

11093 26/03/2024

