



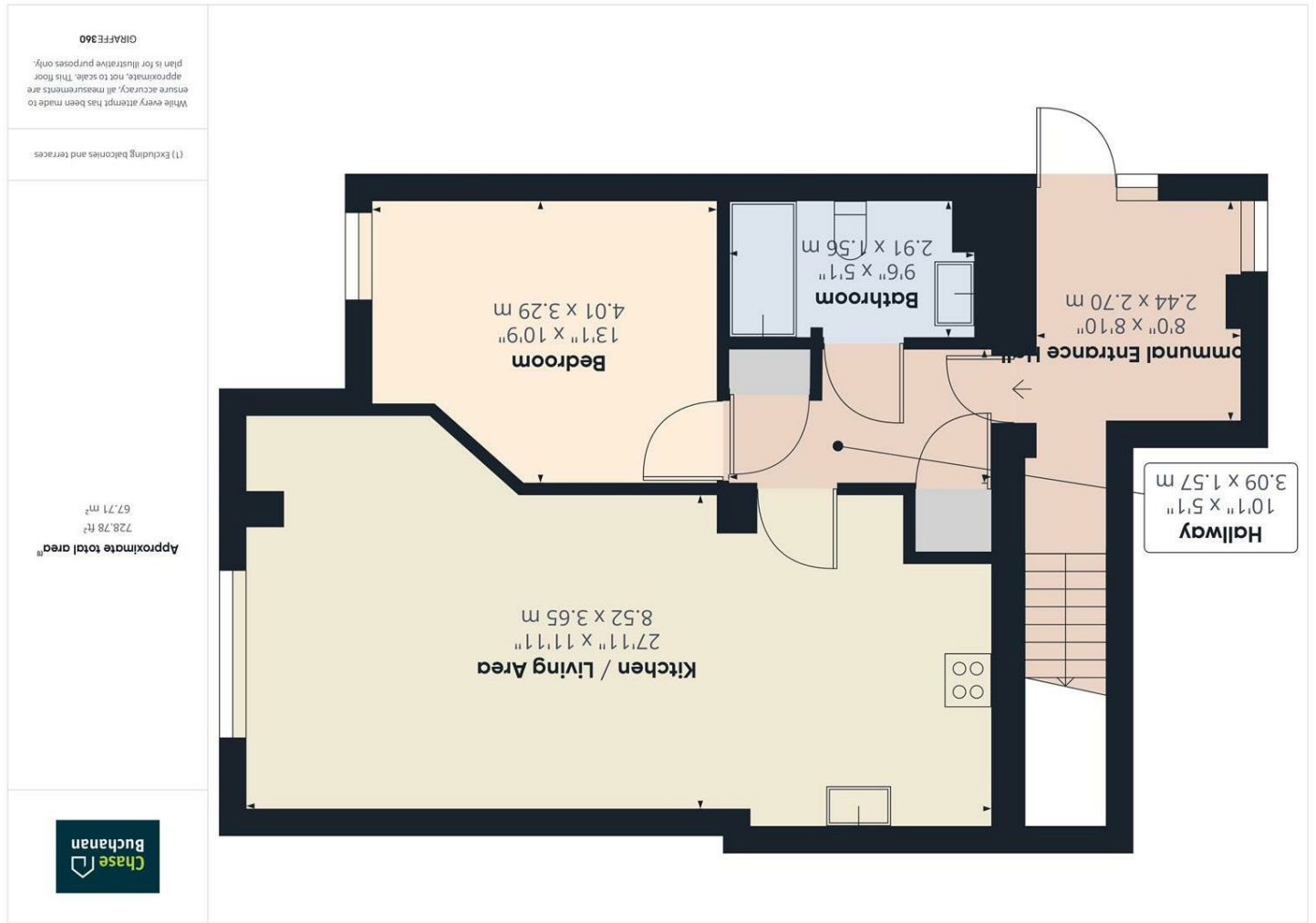
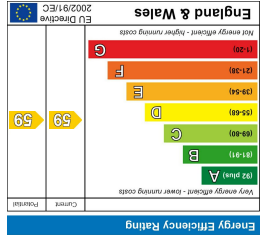
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements 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.

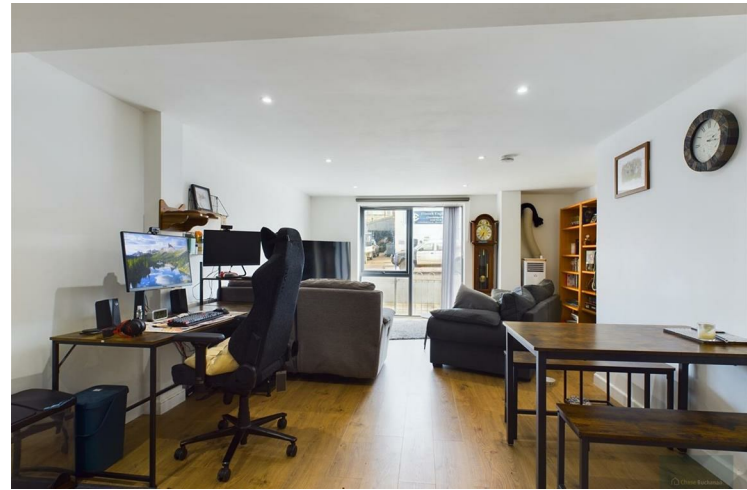
Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through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

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). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



Flat 2 Union House
Timbrell Street, Trowbridge, BA14 8FU
£149,950

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- Spacious Open Plan Living Room/Kitchen
- Allocated Parking Space
- EPC Rating D / Council Tax Band A
- Visitor Parking Space & Lifts to all Floors
- Luxury One Bedroom Ground Floor Apartment
- Electric Thermostatic Heating / Double Glazed
- Walking Distance of the Town Centre & Railway Station
- Leasehold 999 years / Service Charges Apply
- Internal Viewing Recommended



SITUATION

Situated in the heart of the town in an area with a mix of residential and commercial properties, Union House offers access to the town centre and its range of amenities within easy walking distance., including the train station, a mixture of supermarkets, a range of shops, public houses and coffee shops. In addition there is a leisure complex including Odeon Multiplex Cinema and a selection of restaurants.

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

A luxurious and spacious 1 bedroom ground floor apartment in a small development of 15 apartments over four floors in a quality redevelopment of an office building. The apartment offers accommodation including communal entrance hall, entrance hall with entry phone system, spacious open plan living room/kitchen with built in oven, hob, extractor and an integrated dishwasher. The bedroom is a good size and there is a luxury fitted bathroom with "Raindance" thermostatic shower and separate body cassette.

The apartment further offers remotely controllable electric heating, double glazed windows, an allocated parking space and bike store. The development is also served by a lift to all floors.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Entry phone system (Situated on the main entrance to the development), double glazed door and side panel to communal entrance hall. Lift & stairs to all floors.External post boxes.

ENTRANCE HALL

Front door to entrance hall. Built in shelved airing cupboard housing hot water cylinder and immersion heater, thermostatically controlled electric heater, laminate flooring, entry phone, built in storage cupboard and doors to living room/kitchen, bedroom and bathroom.

OPEN PLAN LIVING ROOM/KITCHEN

17'6" x 12'0" plus 15'0" x 10'2" (5.34m x 3.66m plus 4.58m x 3.12m)
With a one and a half bowl single drainer stainless steel sink unit with mixer taps over and cupboard under. Work surface to one side and space under with space for washer/dryer , space for fridge and an integrated dishwasher. There is an extensive range of base units and wall cupboards with laminate work surfaces with upstands incorporating a built in Zanussi electric oven, four ring electric hob and a stainless steel extractor hood. There are ten inset down lights, a thermostatically controlled electric heater, air conditioning unit and a full length double glazed window to the front. (A removable privacy film has been added to the window.)

BEDROOM

13'1" x 10'9" (4.01m x 3.29m)

Thermostatically controlled electric heater, , two inset down lights and a full length double glazed window to the front. (A removable privacy film has been added to the window)

BATHROOM

With a white suite comprising panelled bath with a thermostatic shower over with "Raindance" head and a separate body cassette, shower screen, low level WC, wash hand basin, tiled floor, extractor fan and four inset down lights.

EXTERNALLY

Residents parking area with one allocated parking space plus visitors parking space. Bike Store.

TENURE

The property is Leasehold on a 999 year lease dating from 2022.

There is an annual service charge of £1089.21 per annum for 2023/24. Ground rent is Peppercorn .

COUNCIL TAX

The property is in Band A with the amount payable for 2024/25 being £1621.73

SERVICES

Mains electricity, water and drainage are connected.

VIEWING

To arrange a viewing please call 01225-341505 or email trowbridge@chasebuchanan.co.uk

CODE

11198 26/03/2024

