



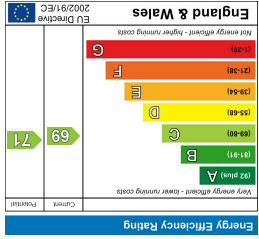
T: 01225 341504  
E: trowbridge@chasebuchanan.co.uk

OFFICE  
63 Fore Street  
Trowbridge  
Wiltshire  
BA14 8ET

**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.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.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). 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.



|          |  |
|----------|--|
| GIARF360 | While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. |
|          | Excluding balconies and terraces   |
|          | <input type="checkbox"/> Reduced headroom (below 1.5m/4.9ft)   |
|          | Approximate total area<br>1061.58 ft <sup>2</sup><br>98.62 m <sup>2</sup>  |
|          | Reduced headroom<br>96.75 ft <sup>2</sup><br>8.99 m <sup>2</sup>   |

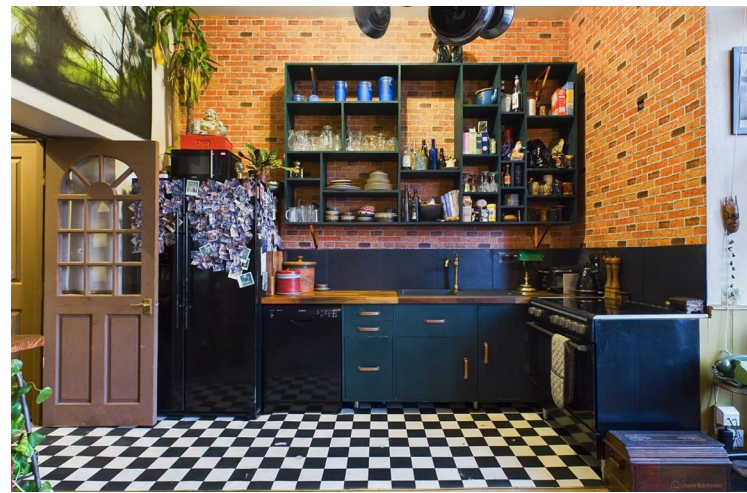
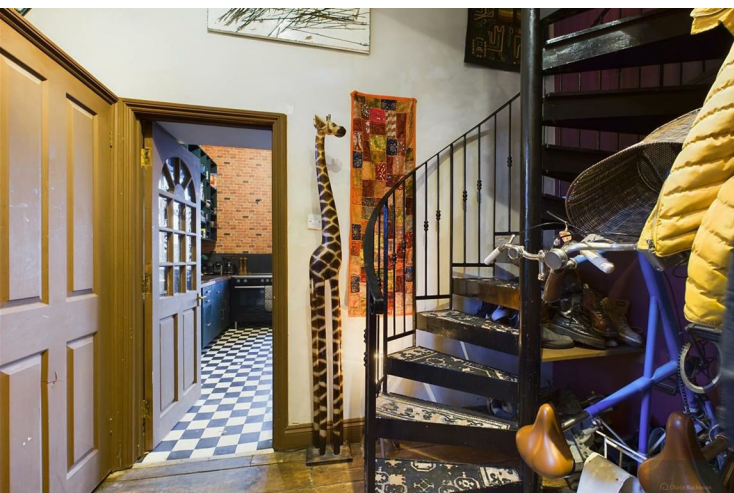


## St James Court

Church Street, Trowbridge, Wiltshire, BA14 8DW

£160,000

- Historic Grade II Victorian Listed Building
- Character Features Throughout
- Town Centre Location
- EPC Rating C
- Gas Central Heating
- One Bedroom Penthouse Duplex Apartment
- Downstairs Cloakroom & Upstairs Bathroom
- Leasehold 999 years Low Ground Rent
- Internal Viewing Recommended
- Views Over St James Church



### Situation

St James Court is the former St James church hall and has been converted into 15 unique apartments of different character and sizes. An imposing and attractive Victorian Grade II Listed building which is conveniently situated within the heart of the town.

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 its railway station provides regular services to Salisbury, Southampton, Bath and Bristol with links to London Paddington via Chippenham and London Waterloo via Salisbury.

The town is surrounded by open countryside with picturesque villages scattered around offering history and character and an abundance of leisure opportunities to meet most peoples needs including access to the Wiltshire cycle route and the Kennet and Avon canal.

### Description

Arguably the best apartment within St James Court and arranged over two floors with stunning views overlooking the St James Church and across the town centre. This unique and characterful one bedroom apartment offers original features including high ceilings, exposed wood floor boards and beams, mullion windows, feature fireplaces and exposed brick feature wall to the bedroom. With 'Penthouse' status the apartment occupies the middle top floors of the building with its grand bay facade a dominating feature of St James Court. The accommodation includes a good sized entrance hallway with a study area, cloakroom and spiral staircase to the first floor landing, there is a generous open plan living/dining/kitchen room, a good sized bedroom and bathroom. The apartment further benefits from gas central heating throughout.

An internal viewing is recommended.

### Accommodation

#### Communal Entrance Hall

Wooden main entrance door with intercom entry system. With high ceilings, individual postage pigeon holes and meter cupboard. Corridor and stairway access to the rest of the building.

#### On The First Floor

##### Communal Landing

Stairs rising from the communal entrance hall. Fire door access to the first floor corridor leading to the apartment. Push button lighting.

##### Entrance Hallway

Secure entrance door. Exposed floor boards. Metal spiral staircase leading to upper floor. High ceilings. Useful utility cupboard with plumbing for washing machine. Study area to the side with mullion window.

##### Cloakroom

4'0" x 4'10" (1.22 x 1.49)

Having a white suite comprising low level WC and wash hand basin. Tiled splashbacks. Laminate flooring. Mullion window to the side.

### Kitchen/Living/Dining Room

16'4" x 19'10" (4.99 x 6.06)

Kitchen Area Approx 5'0" x 11'10"

Having a range of matching base units with square edge worktops and tile splashbacks. Wall mounted shelving. Range cooker. Space and plumbing for dishwasher. Space for large fridge/freezer. Vinyl flooring.

Living/Dining Area Approx 15'0" x 16'6" into bay mullion window to the front.

Having a feature fireplace. Built in storage cupboards and shelving. Laminate flooring. Two radiators.

### On The First Floor

#### Landing

Sloped ceiling with exposed beam. Laminate flooring. Useful storage cupboard.

#### Bedroom

12'0" x 17'1" (3.66 x 5.22)

With sloped ceiling and exposed beams. Attractive exposed brick wall. Exposed woodchip flooring. Mullion window to the front. Radiator.

#### Bathroom

10'9" x 5'8" (3.30 x 1.73 )

Part sloped walls with exposed beams and shelf. White suite comprising bath with shower over and shower screen, low level WC and wash hand basin. Tiled splashbacks. Extractor fan. Laminate flooring. Radiator.

#### Communal Gardens

Courtyard style communal area to rear with housing for the central heating boilers. Bin storage area. Secure pedestrian access to/from the front.

#### Tenure

The property is leasehold on a 999 year lease from June 1997.

There is a ground rent of £55 per annum.

There is a quarterly service charge of approx £360.00.

Communal areas maintenance and insurance are dealt with by the management company, who are also responsible for invoicing each flat for utilities. The management company is HML of 1 Woodcombe Parade, Bath BA2 4JT. 01225 442431

#### Council Tax

The property is in Band A with the amount payable for 2023/24 being £1,520.61.

#### Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the communal gas fired boilers (not tested by Chase Buchanan). Gas is invoiced by the Management Company who manage and maintain the centre heating system.

#### Viewings

To arrange a viewing please call 01225 341504 or email [trowbridge@chasenuchanan.co.uk](mailto:trowbridge@chasenuchanan.co.uk)

#### Code

11178 25/01/24

