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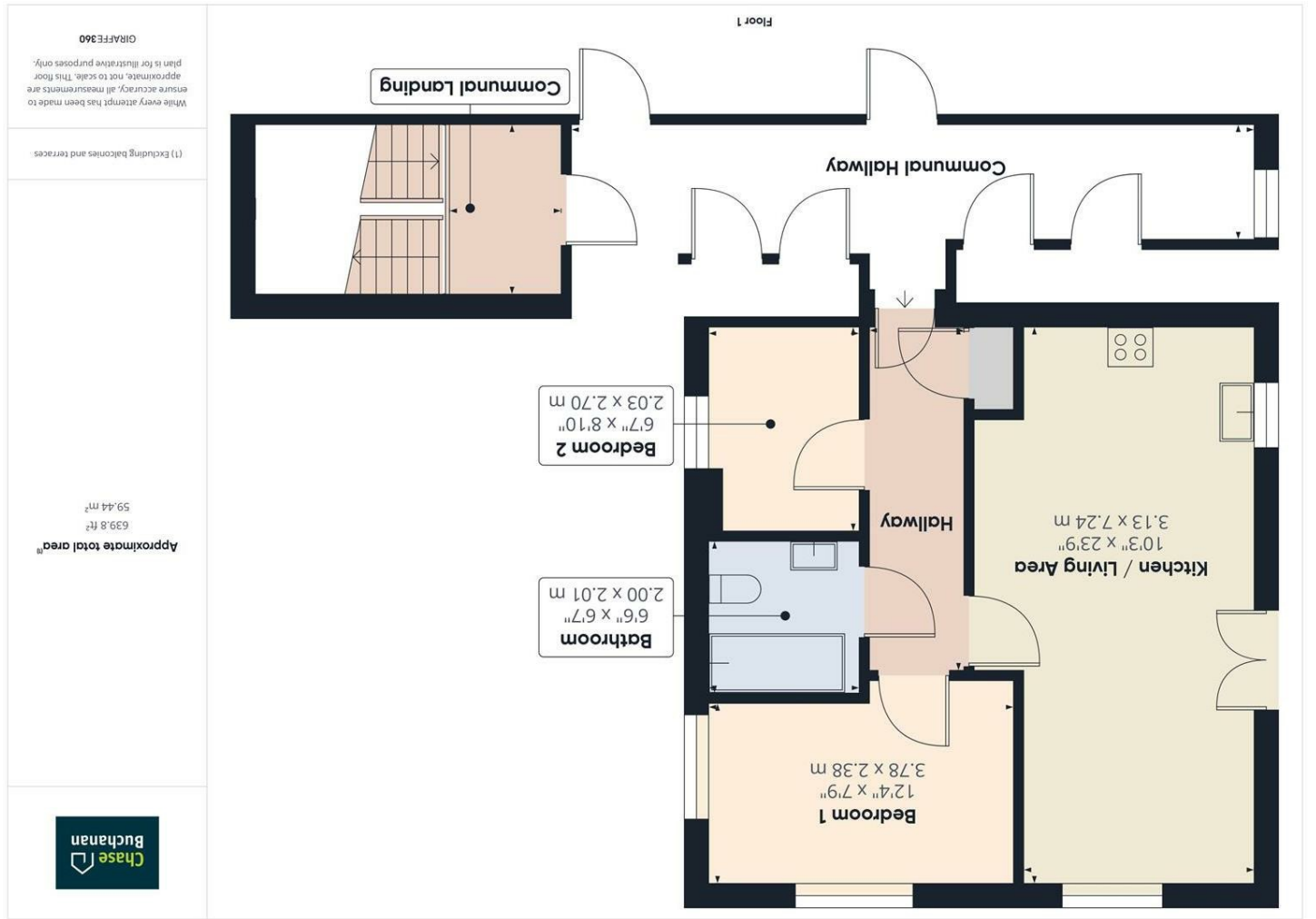
OFFICE
63 Fore Street
Trowbridge
Wiltshire
BA14 8ET

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.leasebusinesspremise.co.uk

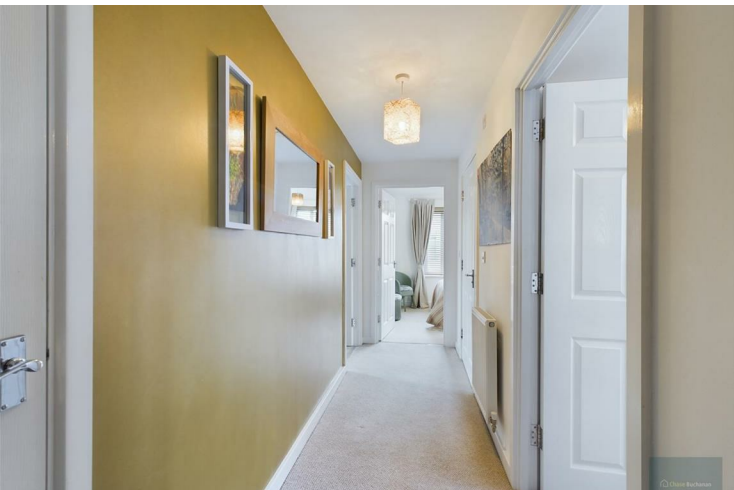
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Energy Efficiency Rating	
Current	Target
B	B
Energy Efficiency - lower energy costs 81	
Energy Efficiency - higher energy costs 2009/11/13	
EU Directive 2002/91/EC England & Wales	



14 Finch Court
Trowbridge, Wiltshire, BA14 7FZ
£159,950

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Communal Entrance Hall & Entrance Hall with Entry Phone System
- Family Bathroom With Shower Over Bath
- One Allocated Parking Space & Visitors Parking
- Leasehold 999 Years (Service Charges & Ground Rent Apply)
- Beautifully Presented Light & Airy 2 Bedroom First Floor Apartment
- Open Plan Kitchen/Living Room
- Gas Central Heating & PVCu Double Glazing
- EPC Rating B / Council Tax Band B



SITUATION

Southview Park is located on the southern side of the town close to open countryside and has views towards the village of West Ashton and the Westbury Hills and White Horse. The town centre with its comprehensive range of facilities is about 1½ miles away, and there is a convenience store situated nearby in the garage on the West Ashton Road. The Oakfield junior school is within a quarter of a mile. For the more distant commuter other towns of Bradford on Avon, Westbury, Melksham, Devizes and the city of Bath are all easily accessible.

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

A very well presented two bedroom first floor apartment in a purpose built development built by Wain Homes in 2014. The property offers well planned accommodation including a communal entrance hall with entry phone system, a useful built in store cupboard on the first floor landing, entrance hall, a spacious and well fitted open plan kitchen/living room with oven & hob plus a lovely Juliette balcony offering light and views. In addition there are two good bedrooms and a well fitted family bathroom with shower over the bath. The apartment also offers gas central heating, PVCu double glazing, and an allocated parking space. The apartment is ideal for a first time buyer or as a great investment purchase.

DIRECTIONS

From the centre of Trowbridge at the County Way roundabout proceed along County Way past Tesco's on your right. At the mini roundabout take the second exit into West Ashton Road. Take the second exit at the next mini roundabout into Broadcloth Lane East and proceed into Hargreaves Road which leads into Sparrow Street, Finch Court flats will then be found on your left hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Canopy porch with lantern light at front door and rear door from car park with entry phone system to communal entrance hall. Communal entrance hall with post boxes and door to inner hall with stairs to all floors.

FIRST FLOOR

Door from stair well to first landing with automatic sensor lighting. Spacious built in storage cupboard to the left hand side of the front door to the apartment.

ENTRANCE HALL

Entry phone and built in storage cupboard. Internal doors to all accommodation.

OPEN PLAN KITCHEN/LIVING ROOM

23'8" x 12'0" (7.23m x 3.67m)

KITCHEN AREA

With a one and a half bowl single drainer stainless steel sink unit with mixer taps over and cupboard under, with work surface to one side and space under with plumbing for washing machine. There is a range of cream fronted base units and wall cupboards with laminate work surfaces and tiled splash backs, incorporating a built in Indesit electric oven with four ring gas hob unit over and a stainless steel extractor hood. Wall mounted cupboard housing gas fired Ideal logic Combi 30 boiler. Vinyl flooring, radiator, PVCu double glazed window to side, four spot lights and open way to living area.

LIVING AREA

Radiator, PVCu double glazed window to side and PVCu double glazed French doors to Juliette balcony providing views.

BEDROOM ONE

12'6" x 7'9" (3.83m x 2.37m)

Radiator, dual aspect PVCu double glazed windows to side and rear.

BEDROOM TWO

8'9" 6'6" (2.68m 2.0m)

Radiator and PVCu double glazed window to side.

FAMILY BATHROOM

With a white suite comprising P-Shaped bath with a thermostatic shower over, shower screen, low level WC and pedestal wash hand basin. Heated towel rail, vinyl flooring, shaver socket, part tiled walls and extractor fan.

EXTERNALLY

The building is approached at the front over a block paved area leading to the front door. There is a small hedged area in front of the building also.

At the rear is a designated car park for the building with one numbered allocated tarmac space for the property plus visitors parking space. In addition there is a built in bin store with light

TENURE

The property is Leasehold with a term of 999 years.

There is a service charge of approximately £1100 per annum including communal maintenance and upkeep and Buildings Insurance.

Ground Rent £170 per annum.

COUNCIL TAX

The property is in Council tax band B with the payment for 2024/25 being £1892.03

SERVICES

Mains services of gas, water, electricity and drainage are connected. Heating and hot water is from the Ideal logic Combi 30 gas boiler (serviced 26/06/24).

VIEWING

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

CODE

11239 18/06/2024

