



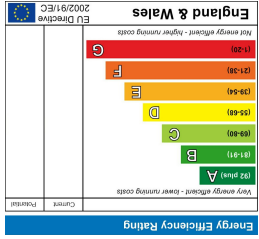
T: 01225 341504  
E: trowbridge@chasebuchanan.co.uk

OFFICE  
63 Fore Street  
Trowbridge  
Wiltshire  
BA14 8ET

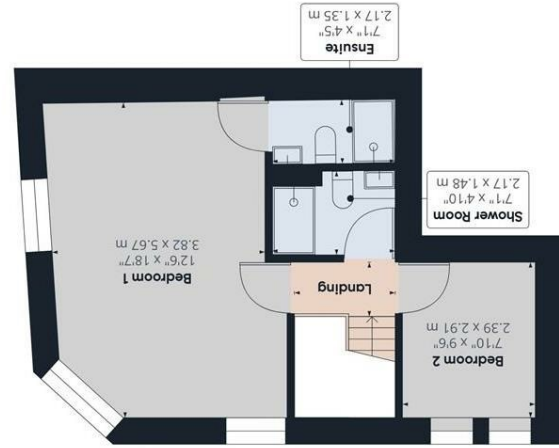
**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy 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). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



01947F360	While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
	<input type="checkbox"/> Reduced headroom (below 1.5m/4.9ft)
	(1) Excluding balconies and terraces
	Approximate total area* 820.33 ft <sup>2</sup> / 76.21 m <sup>2</sup>
	Reduced headroom 7.06 ft <sup>2</sup> / 0.66 m <sup>2</sup>
	Plot 9



22 Fore Street  
Trowbridge, Wiltshire, BA14 8ER  
£214,950

- Exciting Launch of the Newly Refurbished Fore Street Building
- Award Winning Local Developer
- Video Entry System & Gas Central Heating to all Flats
- Leasehold 999 Years / Service Charges Apply
- 6 Year Architects Certificate
- Nine Individual 1 & 2 Bedroom Flats including 2 Maisonettes over 2 floors
- Quality Finish Throughout
- Town Centre Location
- EPC Plot 9 C / Council Tax TBC



## FORE STREET BUILDING

Chase Buchanan, in association with Stone Developments, are excited to announce the launch of this highly anticipated town centre development at Fore Street consisting of 9 individual 1 & 2 bed apartments including 2 spacious maisonettes over two floors. Prices from £139,950 to £214,950.

FLAT 5 ALREADY RESERVED.

### THE DEVELOPMENT

This impressive and attractive 1889 Bath Stone building also offers enviable rooftop views across Trowbridge all within walking distance of the majority of amenities, bus routes and the railway station. Spread over three floors and offering a Quality Finish all the apartments.

With gas central heating supplied by gas boilers located in a communal cupboard and hot water tanks situated in the generous airing cupboards within the apartments.

Benefitting from a 6 Year Architect's Certificate.

The apartments will share a secure communal entrance with video door entry system and post boxes & a communal bin store.

### PHASE 1 RELEASE

Flat 2 First Floor - 1 Bedroom Apartment  
£139,950

Flat 5 First Floor - 2 Bedroom Apartment  
£179,950 - RESERVED

Flat 9 Second & Third Floor – 2 Bedroom Maisonette Apartment  
£214,950

### SALES SPECIFICATIONS

#### Construction

- Black Aluminium windows
- 6 year architect certificate

#### Internal

- Gas central heating with Nest smart control
- Towel rails in bathrooms
- LED lighting throughout along with LED downlights to bathrooms and kitchens
- Carpeted throughout, Laminate flooring to lounge/kitchen/hallway. Luxury vinyl tile to ground floor areas in flats 8-9

#### AV Infrastructure

- TV Aerial points to lounge and bedrooms, Freeview access as standard. Sky ready.

#### Kitchen

- Shaker style kitchens to all plots with laminate oak worktops, Plots 8/9 marble effect compact laminate
- Integrated fridge freezer, cooker and hob
- Space for Washer/dryer

#### Bathrooms

- Vanity unit basin and large aspect shower trays.
- Ensuites to plots 8/9
- Pocolanosa tiling

#### Services

- Mains electric, Gas, water and drainage connected
- Smart camera door entry
- FTTP – Fibre to the premises
- Bin store to rear

### THE DEVELOPER

Stone Developments Wiltshire Limited is an Award Winning local, independent, family-owned business. Established in 2014, they pride themselves on bringing modern design and quality to repurpose unoccupied buildings and improve the local landscape. Holding a strong passion for attention to detail and high-quality finishes, they aim to bring properties back to life and develop land, providing quality homes in the Wiltshire Area.

[www.sdwl.co.uk](http://www.sdwl.co.uk)

### TENURE

The properties are being sold with new 999 year leases. There will be a Peppercorn Ground Rent.

Service charges will include buildings insurance and maintenance of the communal areas and have been estimated to be in the region of £1200 per annum.

### VIEWINGS

Please call 01225 341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk) to arrange an appointment to view.

### AGENTS NOTE

Internal pictures are from different apartments and represent the overall finish throughout the building.

