



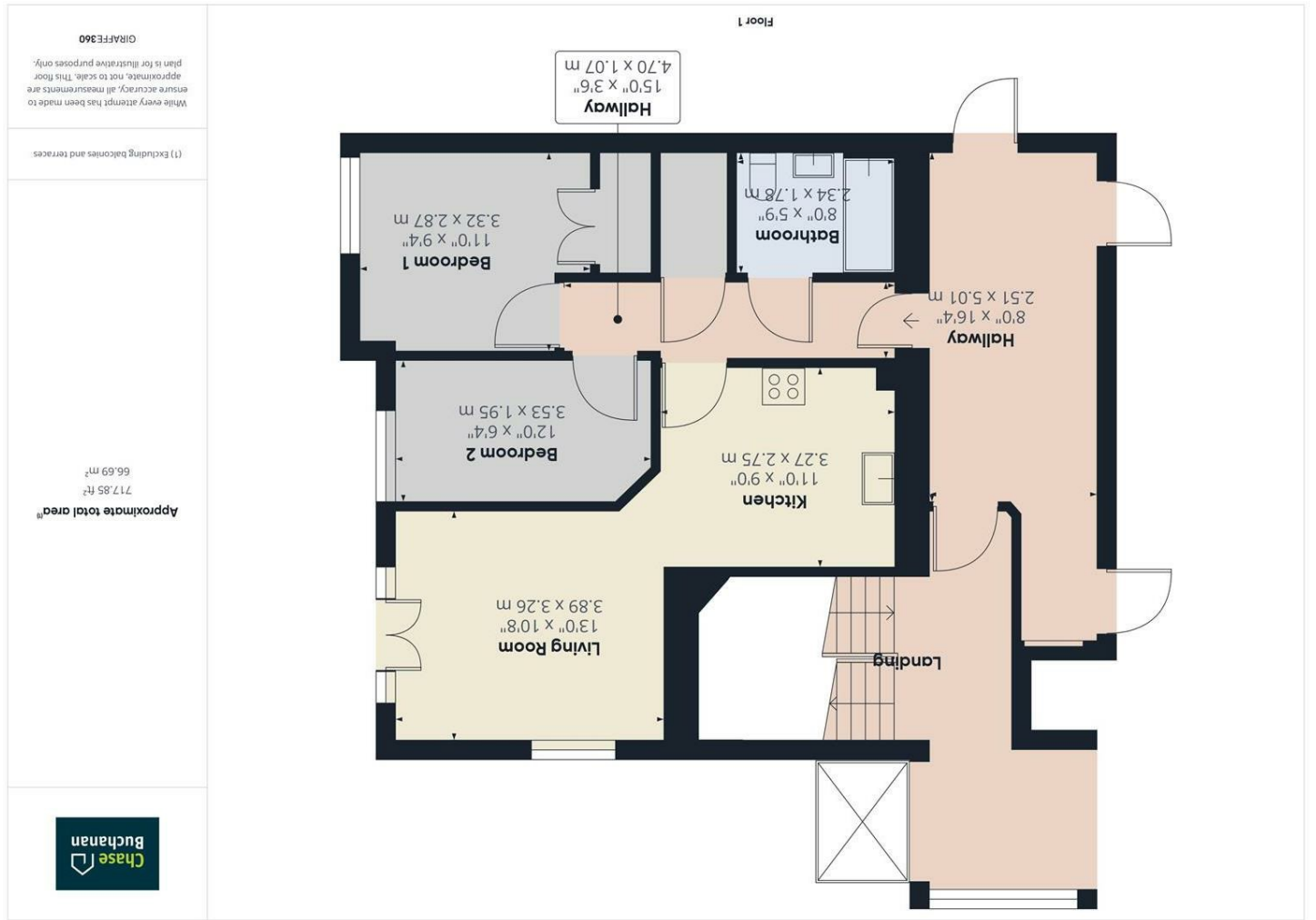
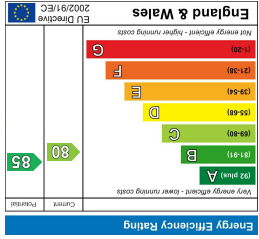
T: 01225 341504
E: trowbridge@chasebuchanan.co.uk

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

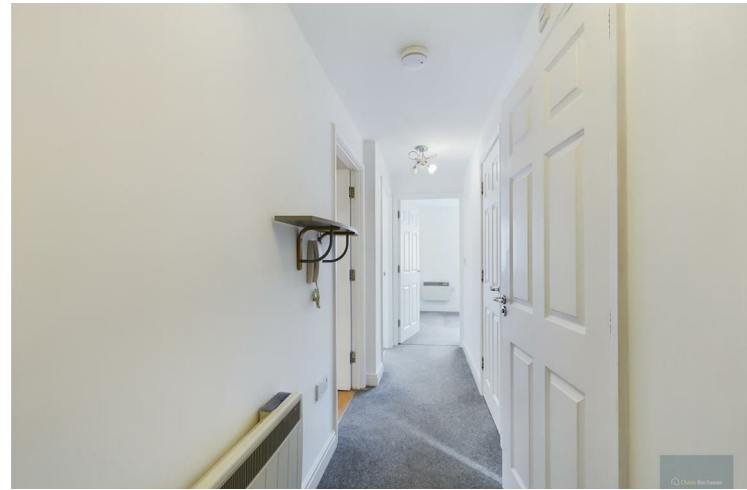
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



78 The Maltings, Ushers Court
Trowbridge, Wiltshire, BA14 8GE

£144,950

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- Gated Carpark with Allocated Parking Space
- Open Plan Living Room/Fitted Kitchen
- Electric Convector Heaters & PVCu Double Glazing
- Leasehold - Ground Rent & Service Charges Apply
- First Floor Two Bedroom Apartment in Town Centre Location
- Lift to all Floors
- Bathroom with Shower Over the Bath
- EPC Rating C / Council Tax Band B
- Vacant Possession - NO ONWARD CHAIN



SITUATION

This popular development is conveniently situated on the edge of the town centre with its range of facilities on the doorstep 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. Trowbridge is 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 recently redecorated first floor two bedroom apartment is in the modern building named The Maltings, which benefits from a secure entry phone system and lift to all floors.

The accommodation is deceptively spacious with a generous open plan kitchen/living room with an integrated oven, hob & extractor, fridge/freezer and washing machine. The apartment also offers two double bedrooms a bathroom, electric heating and PVCu double glazed windows. There is also an allocated parking space in the gated car park.

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

NO ONWARD CHAIN

DIRECTIONS

From our office in the centre of Trowbridge In Fore Street, turn to the right passing Lloyd's Bank and turn right into Manvers Street. The gated entrance to Ushers Court is just down the road on the left hand side through the archway. The Maltings is the building at the far end of the courtyard with the entrance around on the right hand side of the building as you face it.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Entry Phone system. Double glazed front door and side panels to communal entrance hall. Communal entrance hall with stairs and lift to all floors. Automatic lighting and postboxes.

FIRST FLOOR LANDING

With solid front door to entrance hall. Entry Phone. Electric convector heater, a large built in shelved airing cupboard housing hot water tank with immersion heater and doors to kitchen/living room, bedrooms and bathroom.

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA

10'8" x 9'0" (3.26m x 2.75m)

With a single drainer stainless steel sink unit with mixer taps over and cupboards under. A range of fitted base units and wall cupboards with laminate work tops and tiled splash backs incorporating a built in Zanussi electric oven and four ring electric hob unit, with a stainless steel extractor hood over. There is also an integrated Montpellier washer/dryer and an integrated fridge/freezer. Electric convector heater, four inset down lights, laminate flooring and open way to living area.

LIVING AREA

12'8" x 10'7" (3.88m x 3.24m)

Electric convector heater, PVCu double glazed window to side and PVCu double glazed french doors and side panels to Juliette balcony with views across the courtyard from the front.

BEDROOM ONE

10'9" x 9'4" (3.29m x 2.85m)

Electric convector heater, PVCu double glazed window to front and a built in double wardrobe with shelving and hanging rail.

BEDROOM TWO

11'7" x 6'4" (3.54m x 1.94m)

Electric convector heater and PVCu double glazed window to front.

BATHROOM

With a white suite comprising a panelled bath with mixer taps over and a thermostatic shower with shower screen. Low level WC, pedestal wash hand basin, shaver socket, heated towel rail, extractor fan, part tiled walls and vinyl flooring.

EXTERNALLY

With gated entrance via the arch way to the courtyard. Bin storage area.

PARKING

There is one allocated numbered tarmac parking space situated to the left hand side of the Maltings building as you face it, and then on your left hand side.

TENURE

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

There is an annual ground rent of £179.00. The ground rent is subject to a fifteen year review in 2026.

The annual service charge is £1556.92 for 2024 which includes buildings insurance, communal maintenance and lighting. The service charge is reviewed annually.

COUNCIL TAX

The property is in Band B with the amount payable for 2024/25 being £1892.03.

SERVICES

Mains services of electricity, water and drainage are connected.

LETTINGS AND MANAGEMENT

The property is being offered Vacant Possession. The property was tenanted and managed by Chase Buchanan Lettings and Management with an estimated rental figure currently being £800.00 PCM.

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

VIEWINGS

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

CODE

11/07/2024 11362

