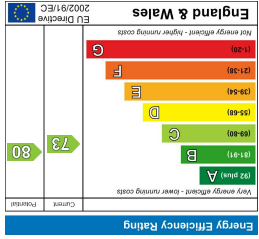




IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves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



24 Ushers Court
The Hopstore, Trowbridge, BA14 8GH
£147,500

- Modern Ground Floor Flat in Popular Residential Development
- Generous Allocated Parking Space
- Ideal Investment Opportunity
- OR VACANT POSSESSION
- No Onward Chain
- Two Double Bedrooms
- Town Centre Location
- AVAILABLE WITH TENANTS IN SITU
- EPC Rating C / Council Tax Band B
- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR



SITUATION

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

Ushers Court is a popular and impressive gated courtyard residential development that was converted and constructed by Newland Homes in 2009. This well presented ground floor apartment is part of the original building now called the Hopstore, which benefits from a secure entry system and lift to all floors.

The accommodation is deceptively spacious with a generous open plan kitchen/living room, two double bedrooms and bathroom. In the courtyard there is a good sized allocated parking space.

An ideal opportunity for an investor to start or expand a property portfolio, this desirable apartment is being offered with TENANTS IN SITU.

No Onward Chain.

DIRECTIONS

From our office in the centre of Trowbridge turn to the right passed Lloyd's Bank and into Manvers Street. The gated entrance to Ushers Court is just down the road on the left hand side through the archway. The Hopstore is the building on the right hand side of the courtyard.

ACCOMMODATION

COMMUNAL ENTRANCE

With key code entry service and intercom system. Communal entrance hall with lift and stairs to all floor. Post boxes for all apartments.

ON THE GROUND FLOOR

ENTRANCE HALL

With solid entrance door. Airing cupboard housing the hot water tank. Electric heater.

OPEN PLAN KITCHEN AREA

15'0" x 8'10" to widest points (4.57 x 2.69 to widest points)
Having a range of matching wall and base units with square edged worktops and tiled splashbacks. Integral electric hob and oven with extractor fan over. Integral fridge/freezer and washing machine. Tiled flooring.

LIVING AREA

10'2" x 12'3" (3.1 x 3.73)
PVCu double glazed window to the front. Two electric heaters.

BEDROOM ONE

9'2" x 13'2" to widest points (2.79 x 4.01 to widest points)
PVCu double glazed window to the front. Built in double wardrobe. Electric heater.

BEDROOM TWO

7'11" x 13'4" (2.41 x 4.06)
PVCu double glazed window to the front. Electric heater.

BATHROOM

5'8" x 7'0" (1.73 x 2.13)
Having a white suite comprising low level WC, wash hand basin and bath with shower attachment. Tiled splashbacks and flooring. Ceiling mounted extractor fan. Heated towel rail.

EXTERNALLY

With gated entrance to the courtyard. Allocated parking for residents. Bin storage area.

PARKING

Generous allocated parking space.

TENURE

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

There is an annual ground rent of approximately £286.00. The ground rent is subject to a fifteen year review due 2026.

There is an annual service charge of approx. £1558.00 which includes building insurance, communal maintenance and lighting. The service charge is reviewed annually.

COUNCIL TAX

The property is in Band B with the amount payable for 2022/23 being £1,679.18.

SERVICES

Main services of electricity, water and drainage are connected.

LETTINGS AND MANAGEMENT

The property is being offered with the option of TENANTS IN SITU and is currently achieving a monthly rental of £800.00. The tenants have been in occupation since August 2021. The tenancy is managed by Chase Buchanan Lettings and Management.

For more information or if we can be of any assistance with your rental need, please do not hesitate to contact our letting department on 01225 340504.

VIEWINGS

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

CODE

10848 14/08/24

