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**14 ST JAMES COURT, CHURCH STREET**  
**TROWBRIDGE, BA14 8DW**



**FOR SALE £99,950**

**\*\*\*ATTENTION INVESTORS\*\*\***

A charming and slightly quirky 1 bedroom ground floor maisonette with a private courtyard, in an attractive period building, in a convenient central location. Handy for all the facilities of the town centre and train station.

Gas CH and the benefit of a communal courtyard garden.

The property is currently let at £695 per calendar month providing a return of circa 8%



### Entrance

Communal outer door leads into the communal entrance hall with individual letterboxes. Personal front door leads into the flat.

### Hallway

With entryphone handset and fusebox.

### Living Area

**16'3 x 10'6 (4.95m x 3.20m)**

Large windows, shelved alcove, stairs up to mezzanine level, 2 x radiators.



### Kitchen

**7'11 x 6'0 (2.41m x 1.83m)**

Inset sink unit, wall and base units with tiled splashbacks and laminated worktops, built-in electric oven hob and hood, fitted fridge, plumbing for washing machine.



### Bedroom/study/storage area

**8'1 x 6'7 (2.46m x 2.01m)**

### Bathroom

White 3-piece suite, mixer taps for shower, tiled splashbacks, shaver point with light, radiator.



### Mezzanine Area

Above the living area. Limited head-height but with space for a bed and plenty of storage.



### Outside

Designated courtyard area.

### Agent Note

All services are main and connected, gas and electricity are sub-metered to the main supply and billed by the managing agent.

The property is a leasehold, the lease is 999 years from 25<sup>th</sup> June 1997, ground rent is £55 per annum.

The last quarterly service charge requested to 31/12/23 was £363.77

Sizes are approximate.

EPC = D

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is related to a