

**TOWN&COUNTRY**  
ESTATES



**Barons Crescent, Trowbridge, Wiltshire BA14 7FU**

**40% Shared ownership £72,000**



## LOCATION

Completed in 2015 on the grounds of the old Trowbridge Rugby Club, Barons Crescent is a small block paved development of modern homes. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £180,000) - ELIGIBILITY REQUIREMENTS APPLY. A spacious and modern two bedroom top floor apartment, set within the desirable Green Lane area of Trowbridge, on the West Ashton side of town. The property is close to local amenities, bus routes and woodland walks. The accommodation comprises an entrance hall, living room/kitchen, two double bedrooms and bathroom. Further benefits include gas central heating, Upvc double glazing, an allocated parking space and pets considered at the property.

## COMMUNAL ENTRANCE HALL

With buzzer security entrance and stairs to the top floor where the property can be found.

## ENTRANCE HALL

As you enter the property there is a built in doormat, an intercom handset, telephone point, radiator and doors to the living room/kitchen, both bedrooms, bathroom and two useful storage cupboards.

## LIVING ROOM/KITCHEN

20'8" max 19'4"

## LIVING ROOM AREA

The good size, carpeted living space has a uPVC double glazed window to the side, television point and radiator.

## KITCHEN AREA

The long kitchen has a uPVC double glazed window to the side and offers a range of matching base and wall units with rolled top worksurfaces, inset 1 1/2 bowl sink with chrome mixer tap and tiled splashbacks, a built-in electric oven, inset gas hob with extractor and light over, plumbing for a washing machine, space for a fridge freezer, plumbing in a cupboard for a small dishwasher and concealed in a cupboard, is wall mounted gas boiler.

## BEDROOM ONE

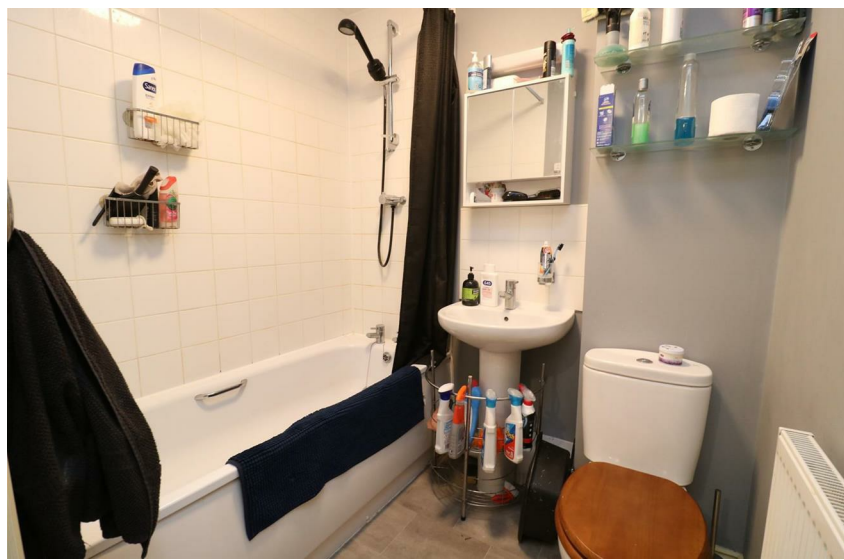
12'9" max x 10'5"

The large principal bedroom has a uPVC double glazed window to the front, thermostat heating controls and a radiator.

## BEDROOM TWO

9'2" x 8'2"

The second double bedroom has a uPVC double glazed window to the front and a radiator.



## BATHROOM

The bathroom has a panelled bath with wall mounted mains shower over, pedestal basin, dual flush WC, radiator and extractor fan.

## EXTERIOR

## PARKING

There is an allocated parking located to the rear of the property in a communal car park, denoted by the property number.

## SHARED OWNERSHIP INFORMATION

Housing Association: GreenSquareAccord

Tenure: Leasehold (99 years from 2014).

Minimum Share: 40% (£72,000). Additional staircasing up to 100% is available.

Shared Ownership Rent: £257.43 per calendar month.

## ELIGIBILITY REQUIREMENTS

Key criteria are:

- You must be in housing need and unable to afford to buy a home on the open market.
- Your household income must be £80,000 or less a year.
- You're a first time buyer (or you used to own a home but can't afford to buy one now).
- You rent a council or housing association property.
- You own a home that is currently 'sold subject to contract' or 'SSTC'

## ADDITIONAL INFORMATION

Council Tax Band - A

Freehold Company - GreensquareAccord

Lease - 99 Years from 2014

Service and Maintenance Charge - The current vendor pays a service/maintenance charge of £103.43 per calendar month





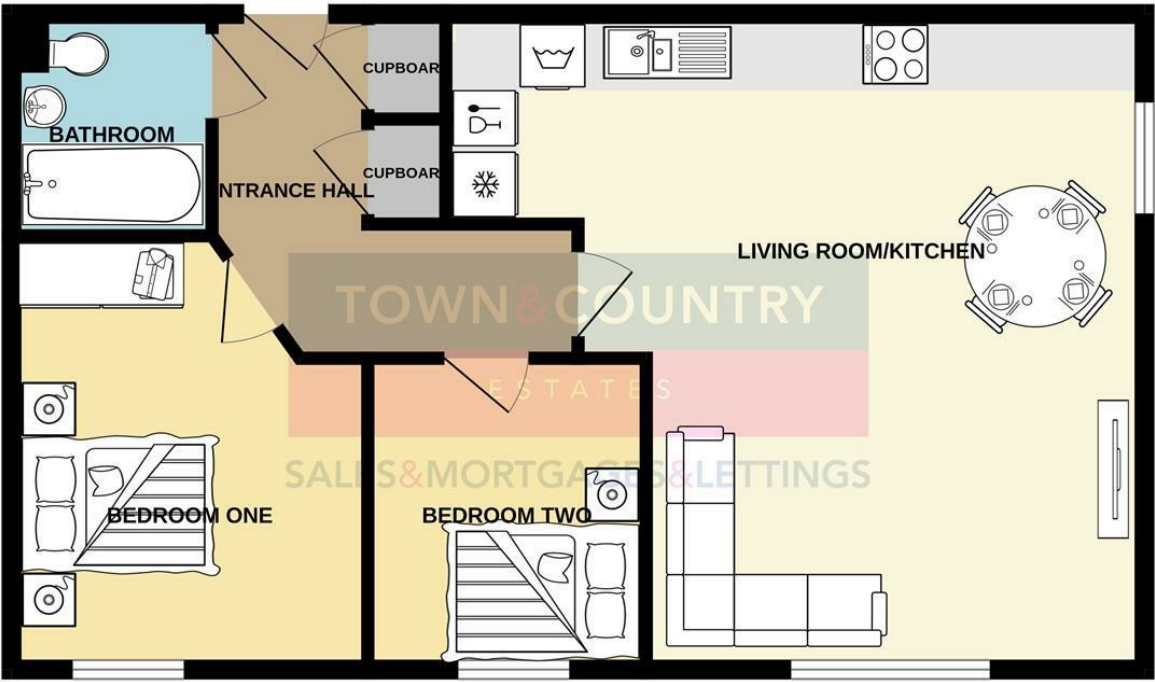








GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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