



Wrights
01225 755553

Manvers Street, Trowbridge, Wiltshire, BA14 8YX

£132,000

This well presented one bedroom top floor apartment is situated within the popular Manvers House development, conveniently positioned in the heart of Trowbridge town centre. The accommodation comprises an entrance hall, a bright and spacious open-plan kitchen/living room, a generous double bedroom and a modern shower room.

The elevated position provides attractive views across the town towards St James Church, while the property also benefits from secure allocated parking. An ideal purchase for first-time buyers or investors, the property is offered for sale with no onward chain.

Situation

The property is well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes and the multiplex cinema.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



One bedroom top floor apartment

Popular Manvers House development

Convenient Trowbridge town centre location

Spacious open-plan kitchen/living room

Double bedroom

Modern shower room

Attractive views towards St James Church

Secure allocated parking

Ideal first-time purchase or investment opportunity

Offered for sale with no onward chain



The property comprises

Entrance Hall

With wood effect laminate flooring and intercom phone.

Open plan Kitchen/Living Room 14' 8" x 13' 4" (4.48m x 4.06m)

With wood effect laminate flooring, two wall mounted electric heaters, large cupboard housing hot water cylinder, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and induction hob with extractor hood over, inset sink and drainer unit, space for fridge/freezer and washing machine and two Velux windows offering lovely views across St James church.

Bedroom 15' 2" x 9' 5" (4.63m x 2.86m)

With wood effect laminate flooring, wall mounted electric heater and two Velux windows offering lovely views across St James church.

Shower Room

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail and extractor fan.

Parking

Allocated parking for one vehicle within the secure gated carpark.

Tenure

The property is sold as leasehold with 994 years remaining on the lease and a share of Freehold. We have been informed that service charges are £1400 per annum and no ground rent is payable.

Council tax

The property is in council tax band A.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Energy Performance

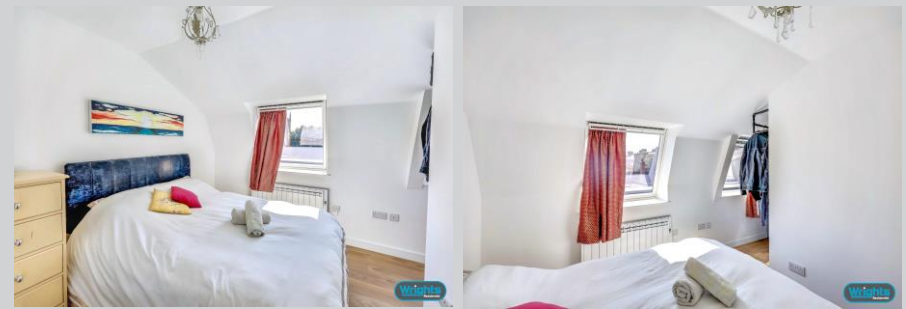
The EPC rating is C (71).

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



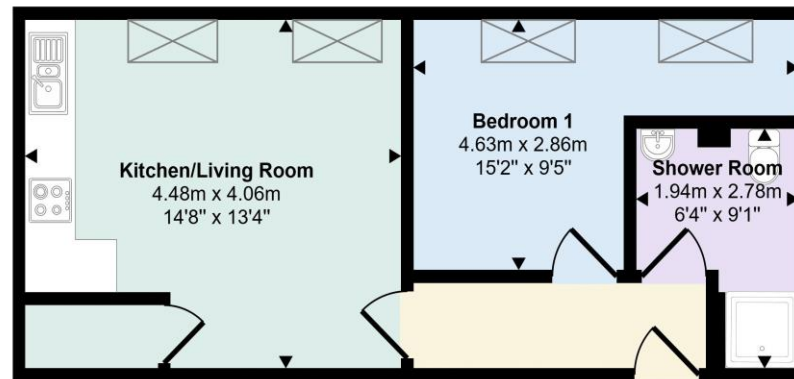


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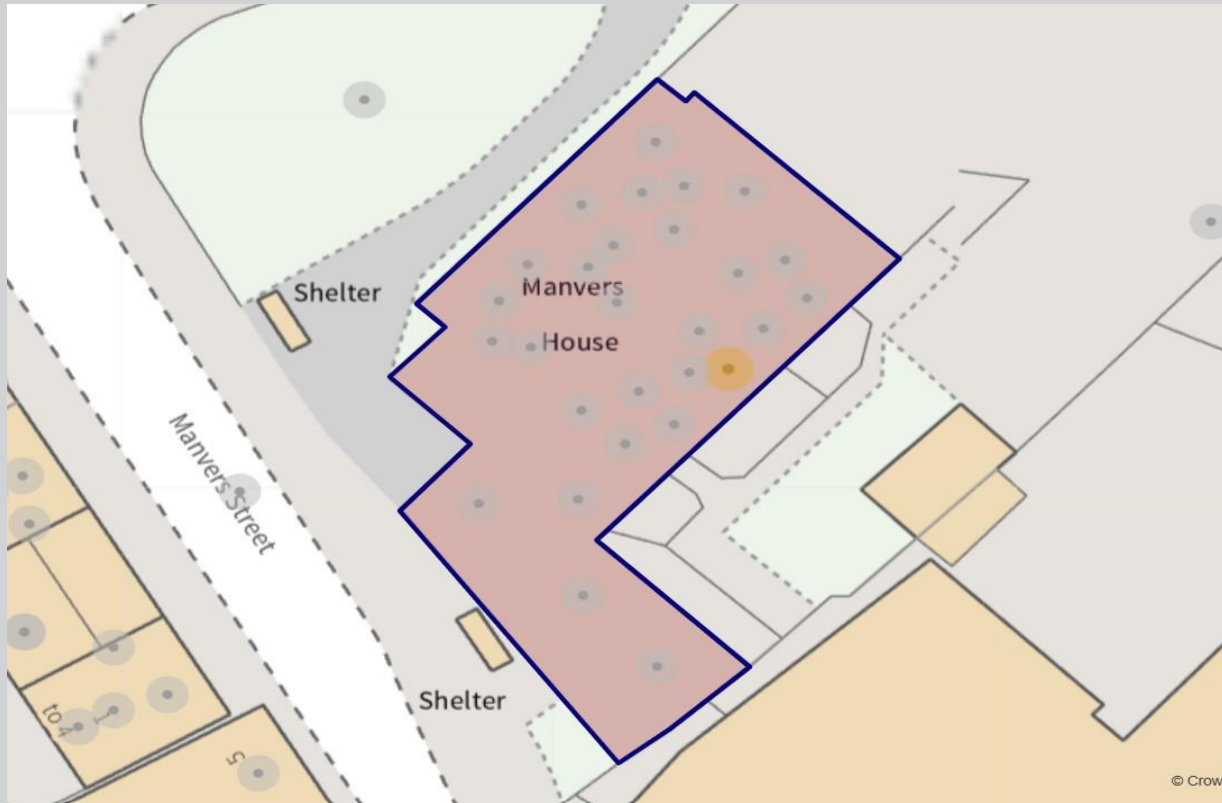
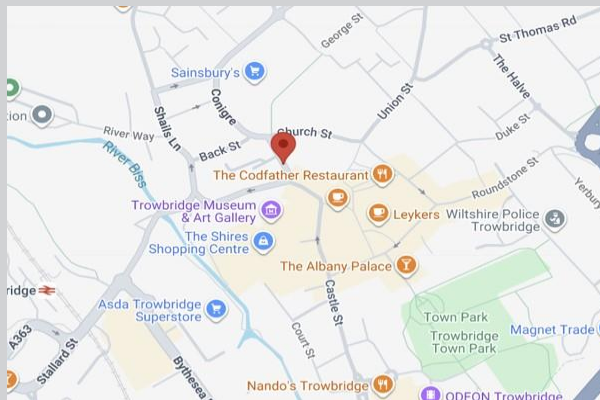
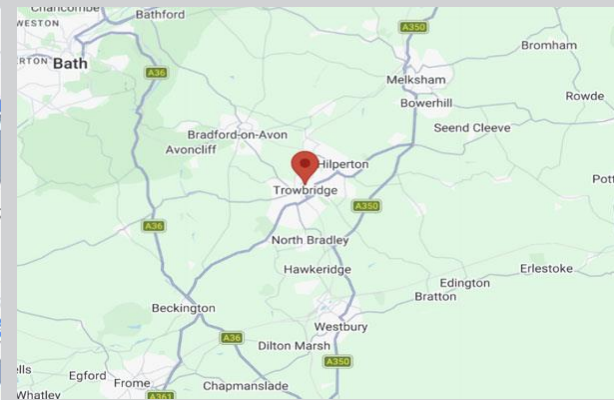
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Approx Gross Internal Area
37 sq m / 396 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: 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 confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.