46 Barons Crescent

Trowbridge BA14 7FU

A well presented two bedroom 2nd floor apartment, over-looking open green space, situated within a small cul de sac off the well-regarded Green Lane, close to parkland/riverside walks and local shops. This ideal FTB, features spacious accommodation comprising living/dining room open plan to fitted kitchen with appliances, two double bedrooms and bathroom with mains shower. Benefits include UPVC double glazing, gas central heating, entry system and allocated parking. Viewing is highly recommended.

40% Shared ownership £72,000

ACCOMMODATION

All measurements are approximate

Hallway

Panelled door to the communal corridor. Mat-well. Entry phone. Telephone point. Panelled doors off and into: two storage cupboards.

Large Open Plan Lounge/Diner & Kitchen

20'8 x 19'4 max (6.3m x 5.89m max)

Lounge/Dining Area

UPVC double glazed window to the front. Radiator. Television point.

Kitchen Area

UPVC double glazed window to the side Range of modern wall, base and drawer with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Unit enclosing space and plumbing for dishwasher. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Smoke alarm. Wall mounted gas fired combination boiler.

Bedroom One
12'9 x 10'5 max (3.89m x 3.18m max)
UPVC double glazed window to the front. Radiator. Heating controls.

Bedroom Two
9'2 x 8'2 (2.79m x 2.49m)
UPVC double glazed window to front. Radiator.

Bathroom
Radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and dual flush w/c. Vinyl flooring. Extractor fan.

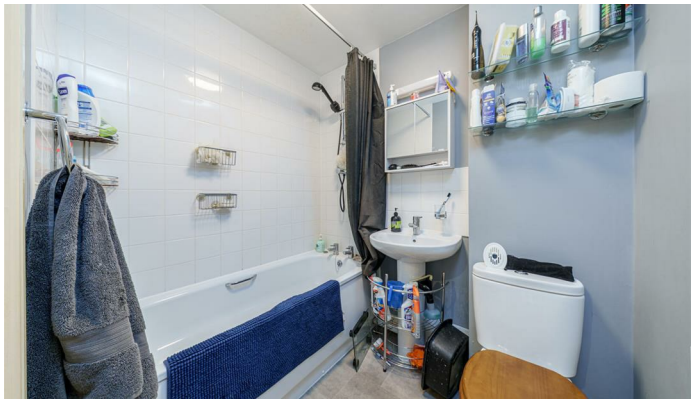
EXTERNALLY

Allocated Off Road Parking Space

LEASEHOLD:
99 years from 2014 - 87 years remaining

Service and Maintenance Charge:
137.89 per month

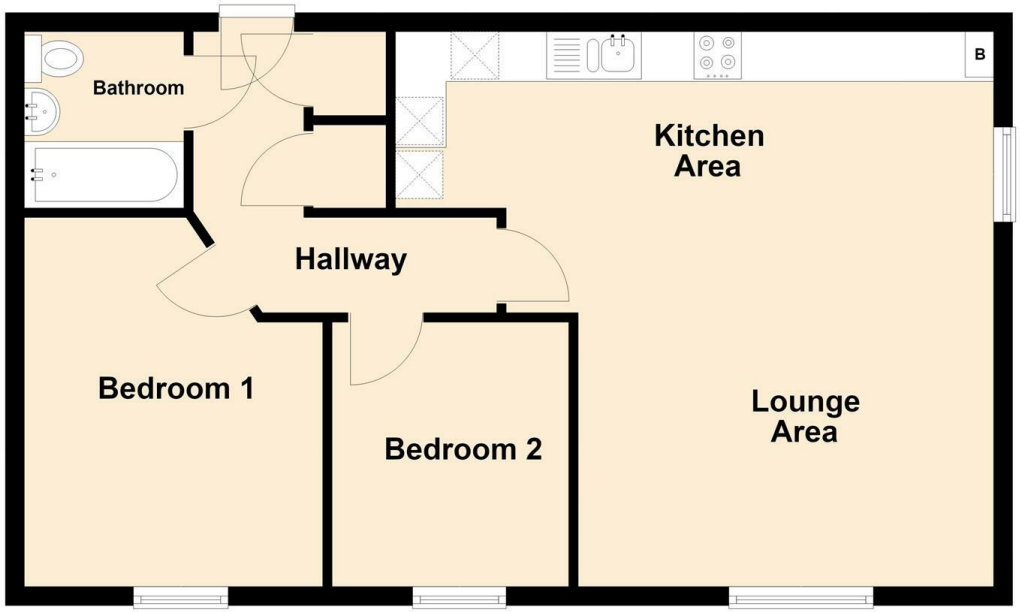
Staircasing & Rent charges
The rent on the remaining 60% of the property is £270.30 per month. The new purchaser has the option to purchase 100% and this has been approved by Greensquare.



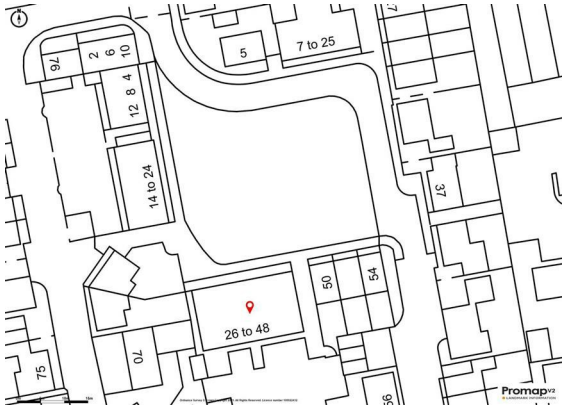
Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **C**

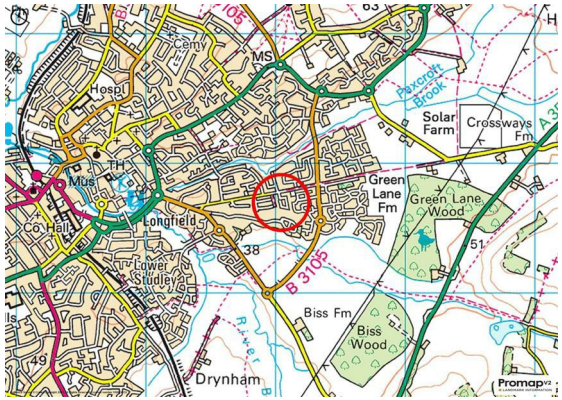
Second Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)





KINGSTONS

Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.