TOWN&COUNTRY
ESTATES

Roundstone Court, Trowbridge, Wiltshire, BA14 8GL

£875 Per Calendar Month

LOCATION
The property is located in a central area of Trowbridge, on the edge of the town centre, offering easy reach to all amenities. The town boasts a selection of shops, restaurants, cinema complex, The Shires shopping centre, supermarkets and the train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION
A modern and spacious one bedroom duplex apartment arranged over two floors, situated within a small development of recently converted homes. Nestled in a secluded position within Trowbridge town centre, between Duke Street and Roundstone Street, private gated access through the communal gardens lead to the property. The accommodation offers an entrance porch, a large open plan living space/kitchen and stairs to the lower floor with the bedroom and shower room. Further benefits include double glazing and modern electric heating.

COMMUNAL ENTRANCE
Stairs lead to an entrance door of the communal block, there is a radiator, emergency fire exit and a door leading to apartment.

ENTRANCE PORCH
Accessed through a wooden entrance door into the porch, with a door to the living room and space for coats and shoes.

OPEN PLAN LIVING ROOM/KITCHEN
20'8" x 16'0"

LIVING AREA
The bright and airy living space has two Upvc double glazed windows to the side and a vaulted ceiling with exposed wooden beams. There is a modern electric heater, TV point, telephone point and stairs to the lower level.

KITCHEN AREA
The kitchen area has a UPVC double glazed window to the side, a range of matching base and wall units with rolled top worksurfaces and matching upstands, a 1 1/2 inset sink unit with chrome mixer tap, a built in electric oven, an inset ceramic hob with extractor and light over. an integrated washing machine, space for fridge/freezer. wood effect flooring and door leading to a useful storage cupboard.

LOWER LEVEL HALL
There are doors to the bedroom and shower room.

BEDROOM
15'5" x 12'1"
The large double bedroom has two Upvc double glazed windows to the side, a modern electric radiator, connection for a wall mounted TV and space for wardrobes.

SHOWER ROOM

The modern shower room has a Upvc double glazed window to side aspect, a walk- in shower enclosure with a glazed screen, a vanity unit with an inset sink, chrome mixer tap and storage beneath, a closed couple dual flush W/C, a wall mounted electric radiator, shaving socket, extractor fan and an opening to under stairs storage space.

EXTERIOR

COMMUNAL GARDENS

You enter the complex via a private gated entrance, taking you in the shared communal gardens, laid mainly to lawn with mature trees. A pathway leading to stairs to the communal main entrance.

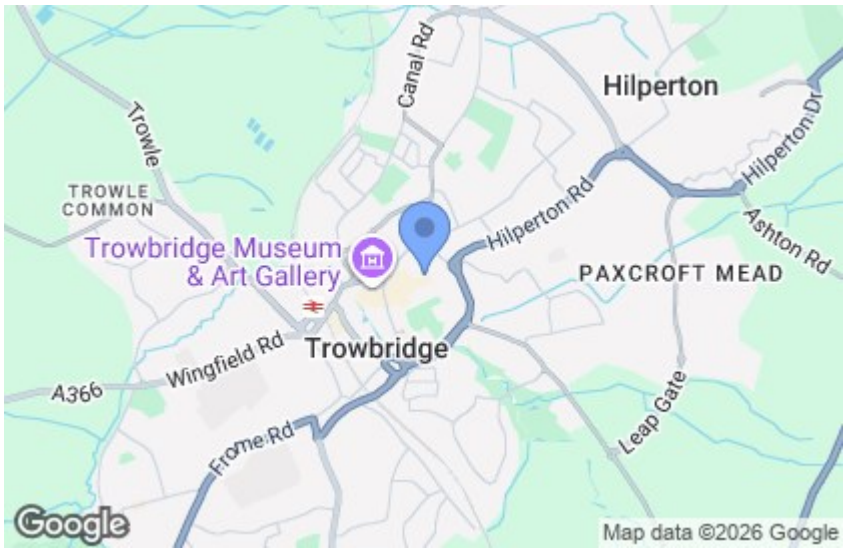
LEASE INFORMATION

Lease Length - 250 years from November 2018
Ground Rent - £500 per annum
Service Charge- £1,200 per annum
Managing Agent - Layzell

ADDITIONAL INFORMATION

Council Tax Band - A

Although the property has no allocated parking, Lovemead Car Park is within easy walking distance, where a permit can be purchased (£468 every 6 months) or its free to park there 6pm - 8am. On-street parking is also available nearby.



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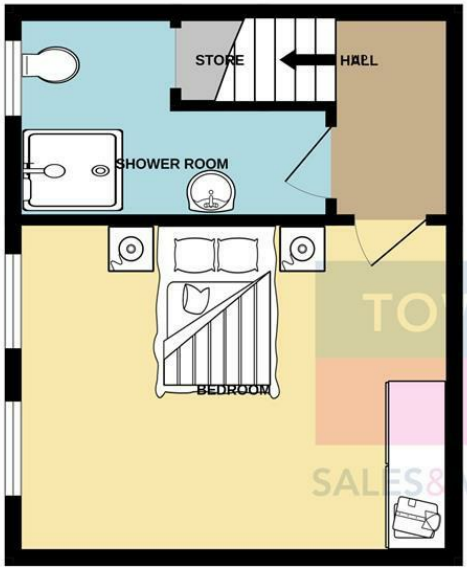
LOWER LEVEL
294 sq.ft. (27.3 sq.m.) approx.



OPEN PLAN LIVING
ROOM/KITCHEN
338 sq.ft. (31.4 sq.m.) approx.

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TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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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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