



⑨ Plot 12, Courtfield Gardens Polebarn Road,  
Trowbridge, Wiltshire, BA14 7EG

£260,000

A brand newly built, two double bedroom, first floor apartment with underfloor heating and the rare benefit of a garage, which forms part of a small, exclusive development, in the heart of town, built by the renowned, awarding winning Ashford Homes.

- Brand Newly Built, First Floor Apartment
- Two Double Bedrooms
- Bathroom With Bath & Separate Shower Cubicle
- Stunning, Open Plan Living Space
- Contemporary Kitchen Units & Integrated Appliances
- Exclusive Development Of Only 20 Homes
- Garage
- Underfloor Heating Via An Air Source Heat Pump
- 10 Year, LABC Structural Warranty

∅ Leasehold

⑩ EPC Rating B



Courtfield Gardens is an impressive development, nestled next to the town park in the heart of Trowbridge. This exclusive collection of 20, high specification homes features 16 new build properties and four unique residences within a meticulously restored, Grade II Listed building.

Plot 12 is a fabulous, purpose built, first floor apartment which offers well proportioned accommodation comprising; communal entrance hall, private hall with cupboard off, good sized, open plan sitting/dining/kitchen area with contemporary units and integrated appliances, two double bedrooms and a bathroom with modern four piece, white suite.

Integral, single garage with up and over door to front and EV charging point inside.

The property further benefits from underfloor heating via an air source heat pump, double glazing and a 10 year, LABC, structural warranty.

#### **Situation**

The property is situated in an exclusive, private setting, in the heart of the town centre and close to schooling for all age groups. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

#### **Property Information**

EPC Rating; B

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Leasehold

Complete and ready for immediate occupation





12  
PLOTS

## FIRST FLOOR APARTMENT

- Kitchen / Living Area  
5.95m x 5.65m  
(19'6" x 18'6")

- Main Bedroom  
3.28m x 4.36m  
(10'9" x 14'4")

- Bedroom 2  
2.68m x 4.36m  
(8'10" x 14'4")

Total Net Sales Area  
829 sq.ft

Disclaimer. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**strakers**

For further details 01225 617030  
trowbridge@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk