



Wrights
01225 755553

Mitre Court, Duke Street, Trowbridge, Wiltshire, BA14 8GA

£112,500

This extremely well presented one bedroom upper floor apartment presents an ideal opportunity for first time buyers and investors alike.

Perfectly positioned in the heart of Trowbridge town centre, the property boasts allocated parking, gas central heating, PVCu double glazing throughout, a Juliet balcony and a bright, open plan living space, offering comfortable and convenient modern living.

Situation

The property is situated within easy walking distance of the town centre of Trowbridge, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



One bedroom upper floor flat

Town centre location

Allocated parking for one vehicle

Recently modernised

Open plan living

Juliet balcony
En suite shower room
Gas central heating
PVCu double glazing throughout



The property comprises

Kitchen/Lounge

14' 0" x 12' 9" (4.26m x 3.88m)

With laminate flooring, a range of eye level and base units, worktops with tiled splash backs, space for fridge/freezer and washing machine, integrated oven and gas hob with extractor hood over and PVCu double glazed patio doors opening onto a Juliet balcony providing excellent natural light.

Bedroom 1

8' 6" x 9' 7" (2.58m x 2.91m) min

With laminate flooring, built in storage cupboard, radiator and PVCu double glazed sash windows to the front.

Shower Room

4' 11" x 6' 11" (1.49m x 2.12m)

With white suite comprising hand basin with vanity unit, close couple W.C and fully tiled shower enclosure with mains waterfall attachment, extractor fan and heated towel rail.

Externally

Parking

Allocated parking for one vehicle.

Tenure

The property is sold with a 999 year lease which commenced in 2009. We have been informed that service charges are currently £413.64 per quarter and no ground rent is payable.

Council Tax

The property is in council tax band B.

EPC rating

The current EPC rating is a B (81).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80 Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



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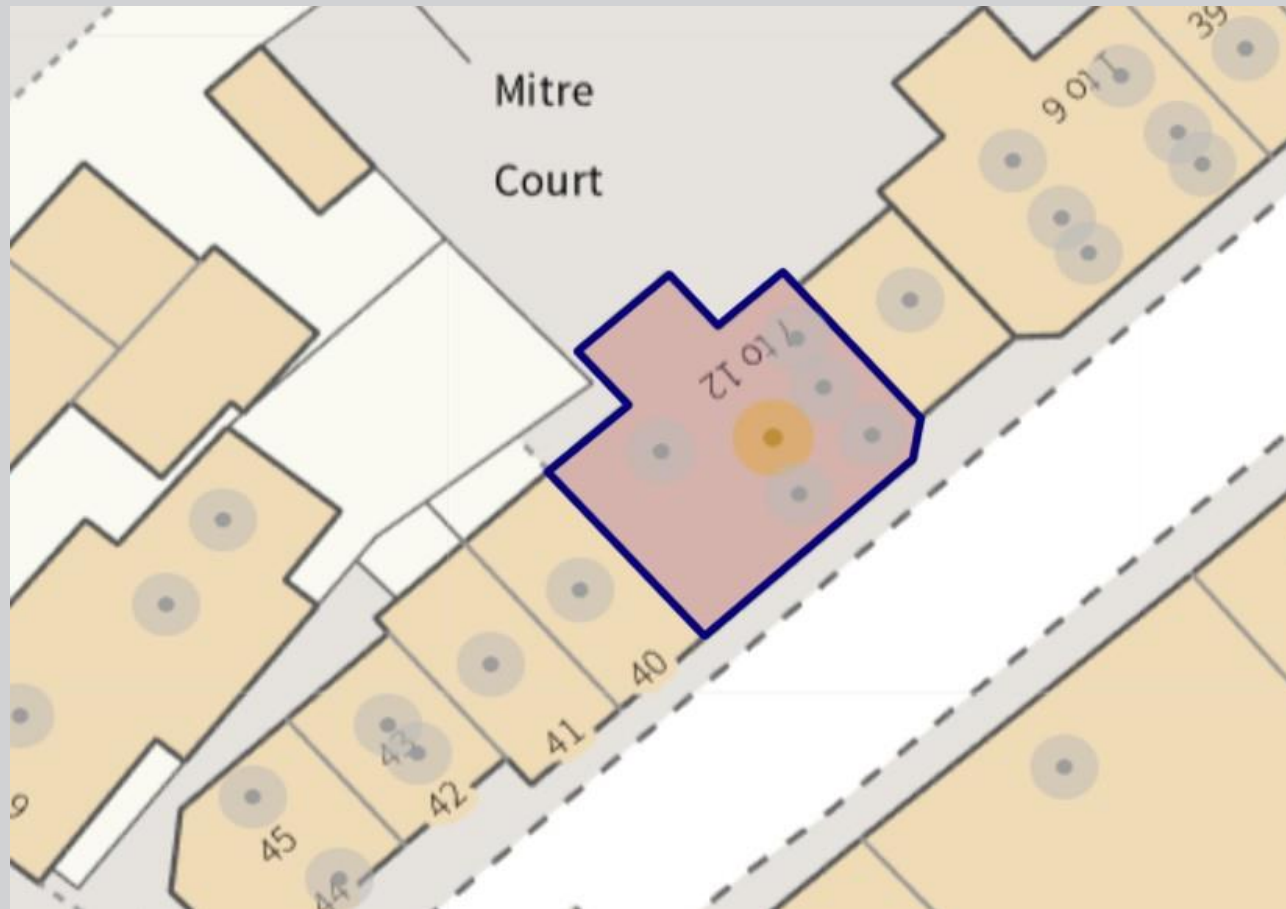
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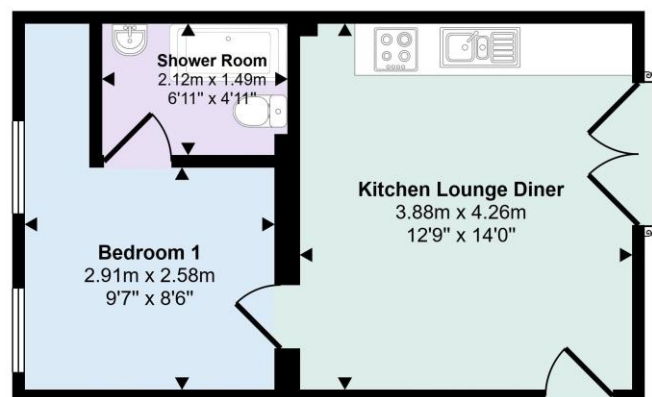
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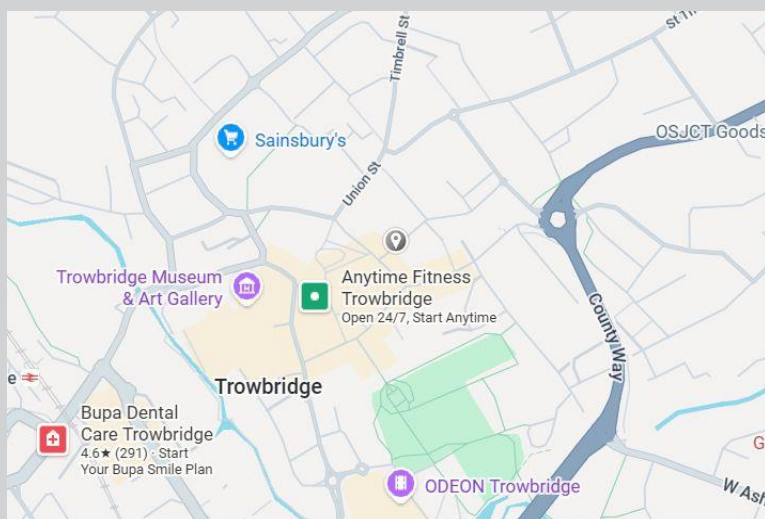
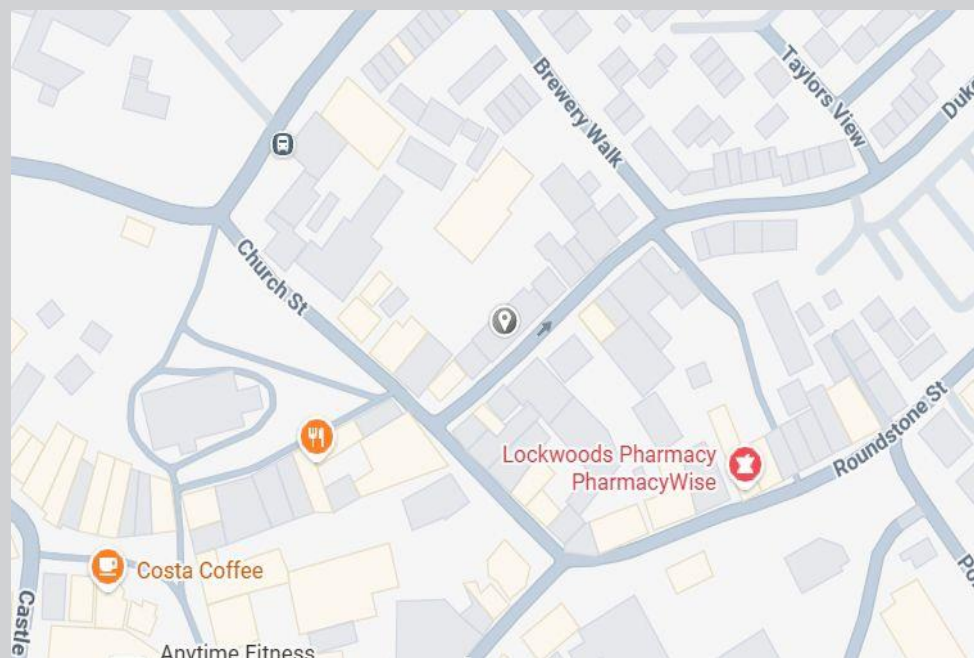


Approx Gross Internal Area
30 sq m / 323 sq ft



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.