



**Wrights**  
01225 755553

Castle Street, Trowbridge, Wiltshire, BA14 8AU

£150,000

This well presented first floor apartment is ideally located in the heart of Trowbridge, just moments from St Stephen's Place leisure park and all town centre amenities.

The property boasts its own private entrance and a generously sized open-plan kitchen and living room, perfect for modern living. There are two double bedrooms, each with its own en-suite shower room, offering comfort and convenience.

Offered for sale with no onward chain.



**Spacious two bedroom  
first floor apartment**

**Located in Trowbridge  
town centre**

**Private entrance**

**Large open plan  
kitchen/living room**

### **Situation**

The property is well situated for many amenities including Trowbridge 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.

**Two double bedrooms**

**Two en-suite shower  
rooms**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Porch

With PVCu front door.

#### Hall

With second PVCu front door and stairs to the first floor.

### First Floor

#### Open plan Kitchen/Living Room

*17' 11" x 28' 3" (5.45m x 8.62m)*

With wood laminate flooring, a range of eye level and base units, worktops with splash backs and breakfast bar, integrated electric oven and ceramic hob with extractor hood over, integrated fridge and washing machine, inset ceiling spotlights and PVCu double glazed window to the front.

#### Bedroom 1

*8' 9" x 11' 7" (2.67m x 3.52m)*

With wall mounted electric heater, cupboard housing hot water cylinder and PVCu double glazed window to the rear.

#### En-suite

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

#### Bedroom 2

*8' 10" x 11' 8" (2.68m x 3.56m)*

With PVCu double glazed window to the rear.

#### En-suite

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

#### Council tax

The property is currently in council tax band A.

#### Services

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

#### Tenure

The property will be sold with a new 999 year lease. We have been informed that no service charges or ground rent is payable, however the leaseholder will be responsible for 50% of the cost of insurance and common repairs.

#### Broadband

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

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEMMA**  
MORTGAGES

**Gemma Coleman**  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

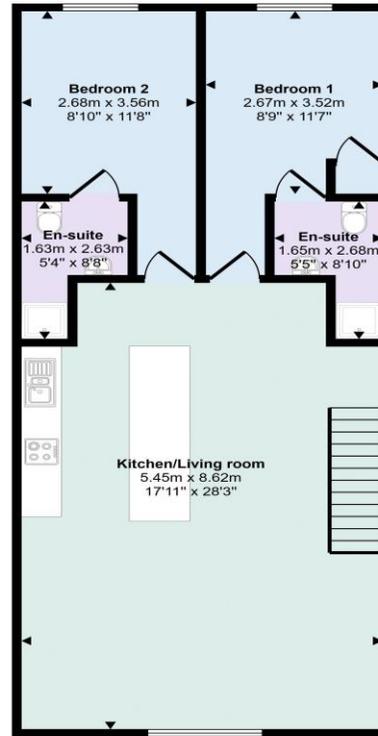


**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

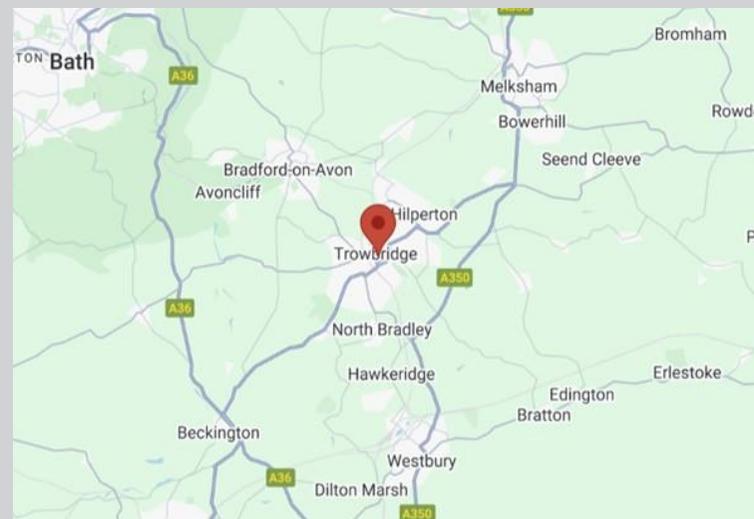
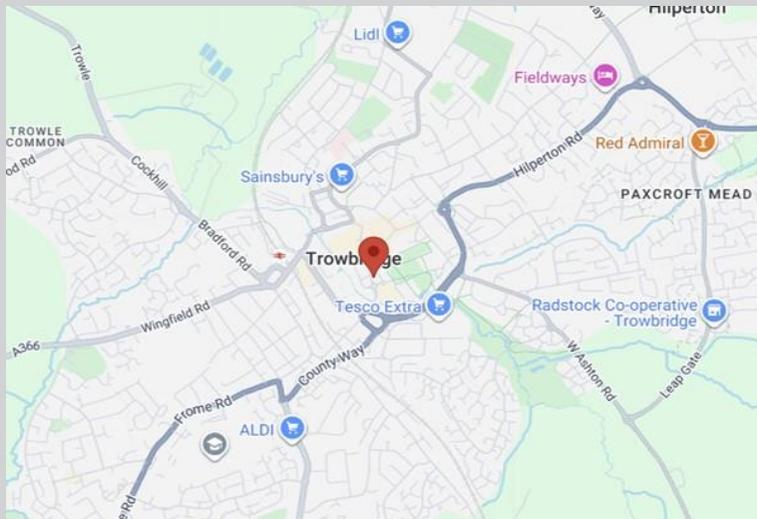
01225 755553

Approx Gross Internal Area  
76 sq m / 818 sq ft



First Floor

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.





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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.