



**Wrights**  
01225 755553

Black Swan Court, Trowbridge, Wiltshire, BA14 8FX

£110,000

This well presented one bedroom ground floor apartment forms part of a Grade II listed building and is situated within easy reach of Trowbridge town centre.

Features include an open plan kitchen/living room, double bedroom with built in wardrobe, a modern shower room, electric central heating and allocated parking.

Offered for sale with the benefit of no onward chain.

### Situation

The property is situated close to many local amenities including Sainsburys supermarket, Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

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.



**Well presented one bedroom apartment**

**Ground floor**

**Close to Trowbridge town centre**

**Allocated parking**

**Open plan kitchen/living room**

**Double bedroom**

**Modern shower room**

**Electric central heating**

**No onward chain**



## The property comprises

### Ground Floor

#### Open plan Kitchen/Living Room

*14' 10" x 12' 8" (4.53m x 3.87m)*

With wood laminate flooring, radiator, a range of eye level and base units, worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, integrated fridge, space for washing machine and wood framed sash windows to the front and side.

#### Bedroom

*10' 9" x 12' 8" (3.27m x 3.87m)*

With radiator, built in wardrobe housing electric boiler and wood framed sash window to the side.

#### Shower Room

With tiled flooring, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, inset ceiling spotlights and extractor fan.

#### Externally

Allocated parking for one vehicle

### Tenure

The property is sold with a 125 year lease which commenced in January 2008. Annual services charges are £650, payable quarterly.

### Council tax

The property is currently in council tax band A.

### Services

Mains electricity, water and drainage are connected. The property is heated by an electric boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 180Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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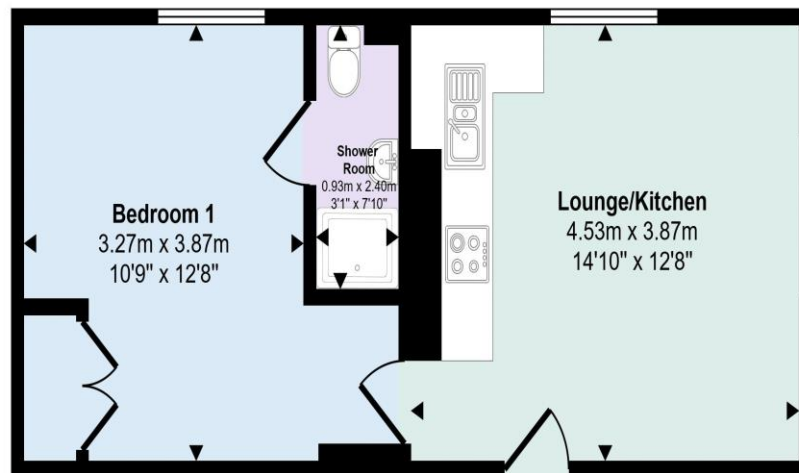


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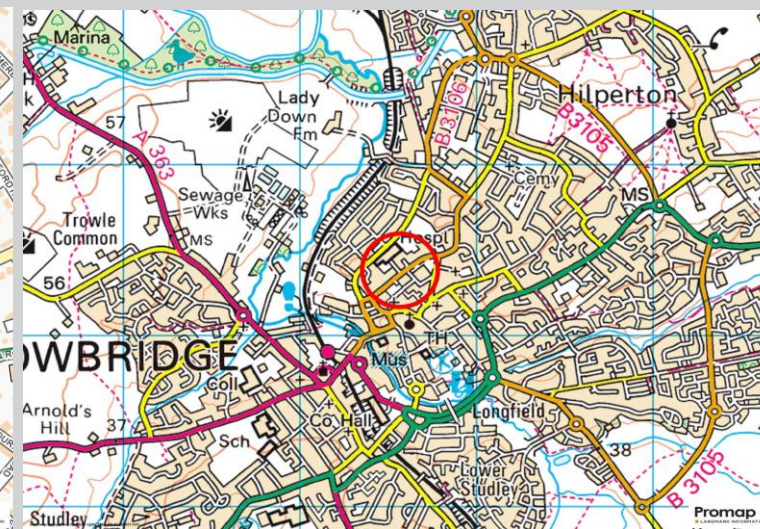
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Approx Gross Internal Area  
35 sq m / 377 sq ft



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.