TOWN&COUNTRY
ESTATES



Havelock Court, Trowbridge, Wiltshire BA14 0NQ

£95,000

LOCATION
The property is situated in a convenient located residential area of Trowbridge, within comfortable walking distance of the town centre and train station. Trowbridge offers a busy town centre with shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION
NO ONWARD CHAIN - This centrally located one bedroom ground floor apartment, is close to Trowbridge town centre and train station. The accommodation comprises a communal entrance, entrance hall, living room, kitchen, bedroom and a shower room. Further benefits include uPVC double glazing, electric radiators and an allocated parking space.

COMMUNAL ENTRANCE
You enter the apartment through a security entrance door with a private wooden door leading to the entrance hall of the property.

ENTRANCE HALL
There is a intercom entry system handset, electric radiator, telephone point and airing cupboard housing a hot water tank and storage. Doors lead to living room, shower room and bedroom.

LIVING ROOM
13'1" max x 10'10" max
The living room has a uPVC double glazed window to the rear, electric radiator, T.V, point and broadband connection (subject to contract). This room leads through to the kitchen.

KITCHEN
8'2" x 6'11"
There is a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, stainless steel sink unit, tiled splash backs, built in high level oven and grill, halogen hob with extractor and light over, plumbing for washing machine, space for fridge freezer and an extractor fan.

BEDROOM
12'10" max x 9'2"
The good size bedroom has a uPVC double glazed window to the front and an electric radiator.

SHOWER ROOM
There is an obscure uPVC double glazed window to the side, double shower cubicle with wall mounted Triton electric shower, a close couple W.C, pedestal wash hand basin, electric radiator and extractor fan.

EXTERIOR

PARKING
There is an allocated parking space for one car (visible from the bedroom window).



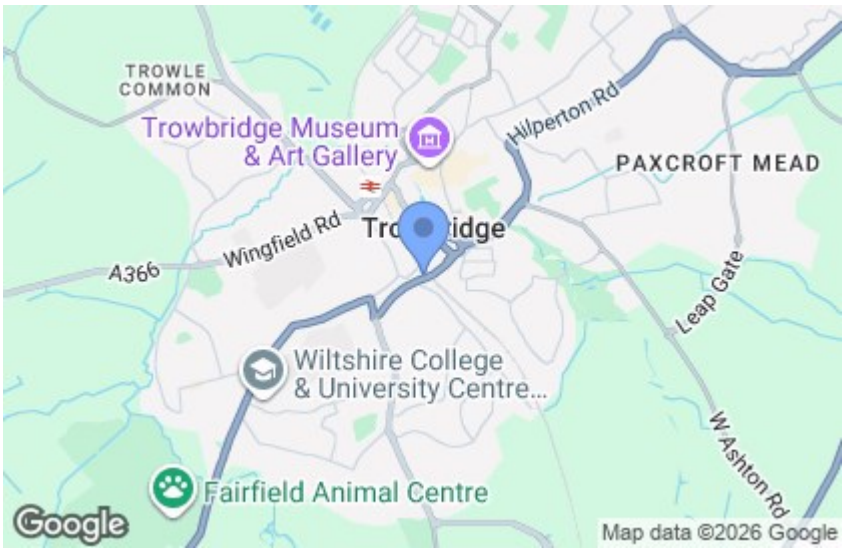


LEASE INFORMATION

125 years from April 1989.
We are told the apartment has the following associated costs -
Annual Service/Maintenance Charge - £1,388.56 (£694.28 paid every 6 months)
Annual Ground Rent - £50 per annum
Managing Agent - First Port

ADDITIONAL INFORMATION

Council Tax Band - A
No pets are permitted within the property.
We would expect this apartment to achieve £700 per calendar month on the rental market.
EPC Rating - D

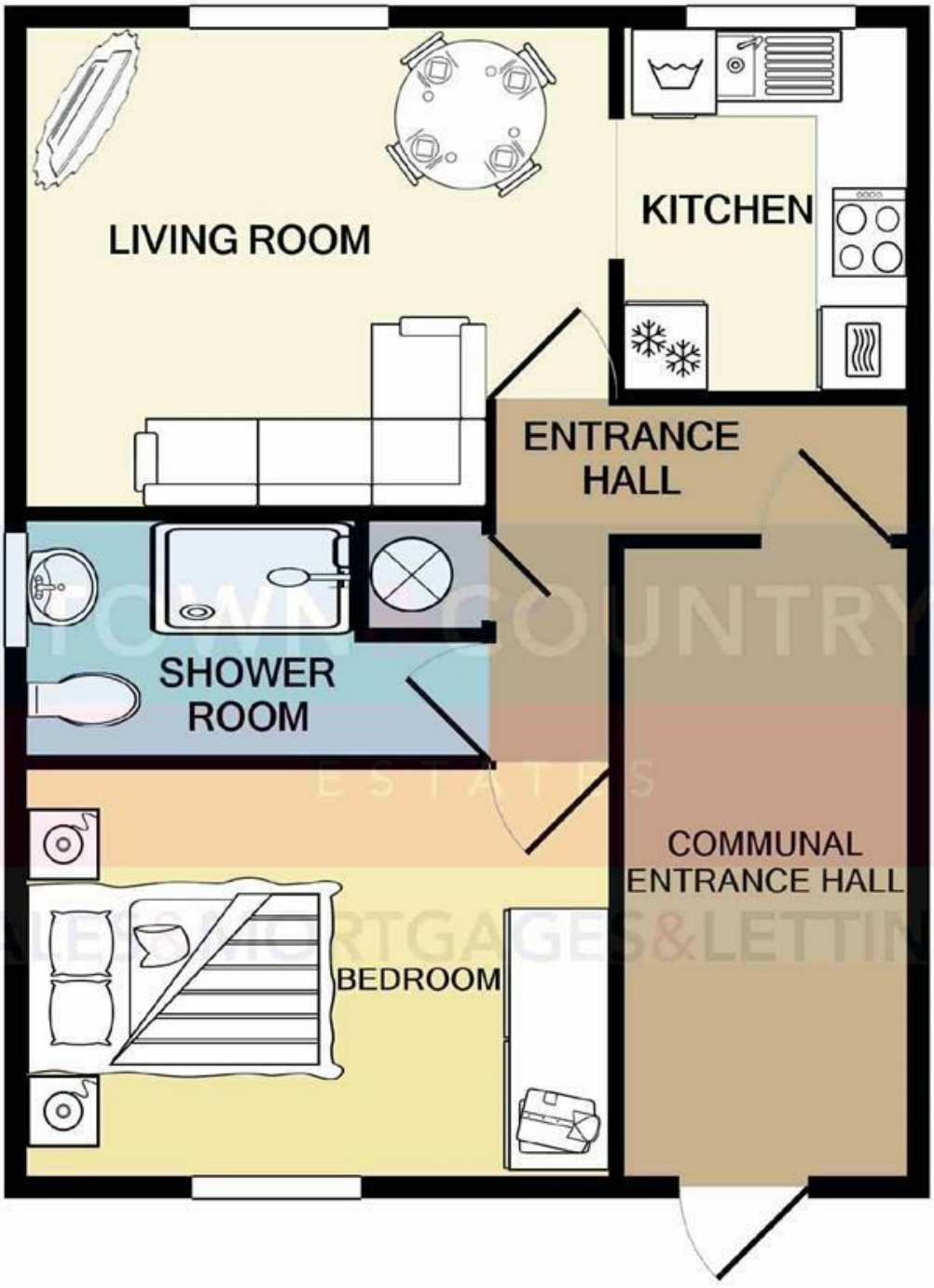










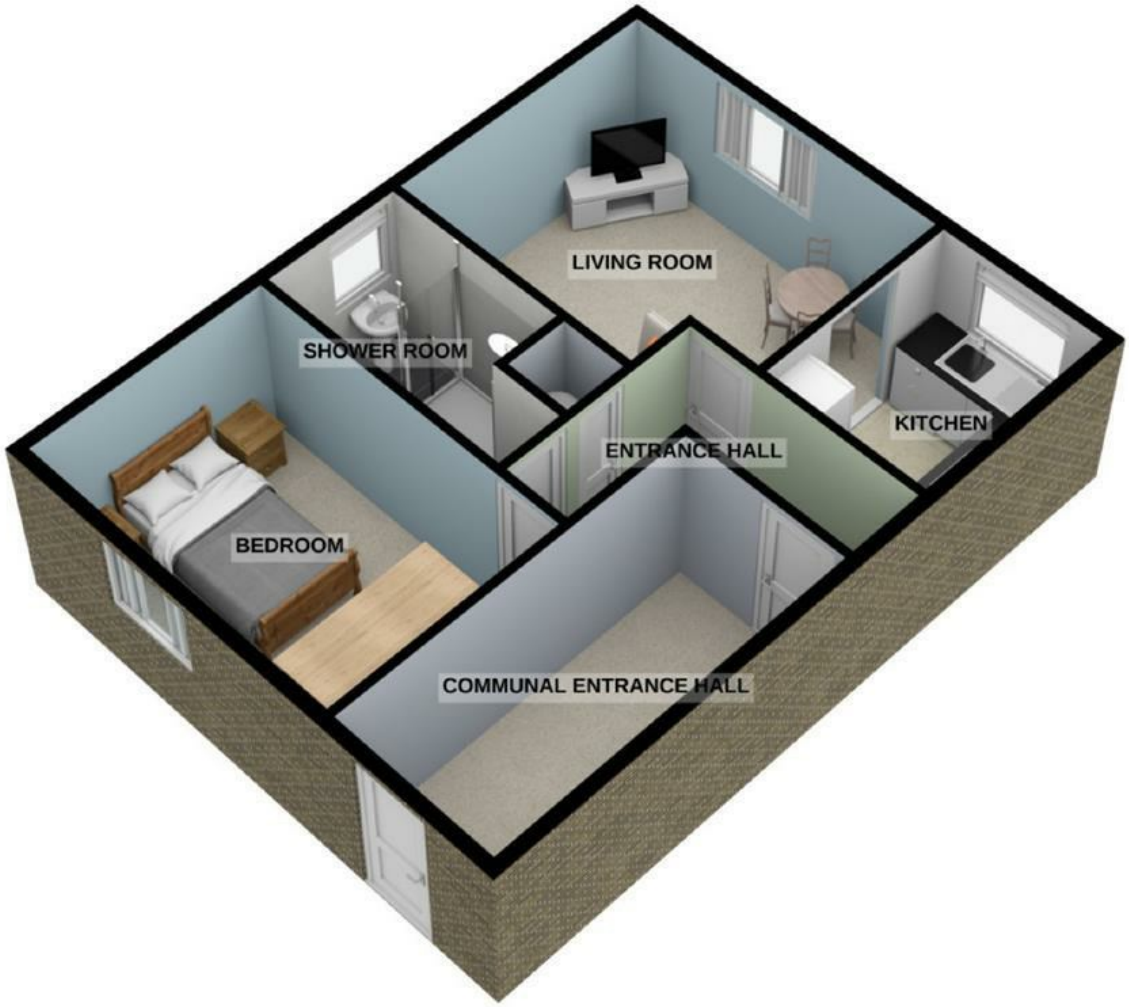


TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 766 99
Email: trowbridge@townandcountryestates.com

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Tel ep hone: 0 1373 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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