



## 48 Barons Crescent

Trowbridge BA14 7FU

A beautifully presented one bedroom apartment, over-looking open green space, within a small cul de sac off the well-regarded Green Lane, close to parkland/riverside walks and local shops. This ideal FTB, features accommodation comprising living/dining room open plan to fitted kitchen with appliances, double bedroom and bathroom with mains shower. Benefits include UPVC double glazing, gas central heating, entry system and allocated parking. Viewing is highly recommended.

**Offers Over £130,000**





## ACCOMMODATION

All measurements are approximate

### Hallway

Panelled door to the communal corridor. Mat-well. Entry phone. Heating controls. Coat hanging space. Panelled doors off and into: storage cupboard.

### Large Open Plan Lounge/Diner & Kitchen

19'4" x 18'6" (5.90 x 5.64)

### Lounge/Dining Area

Two UPVC double glazed windows to the rear. Radiator. Television point.

### Kitchen Area

Range of modern wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Laminate wood flooring. Smoke alarm. NB: The washing machine and fridge freezer can be included in the sale.

### Double Bedroom

14'1" x 8'10" (4.30 x 2.70)

UPVC double glazed window to the rear. Radiator.



## **Bathroom**

Radiator. Modern three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan.

## **EXTERNALLY**

**Allocated Off Road Parking Space**

## **LEASEHOLD:**

99 years from 2014 - 87 years remaining

## **Service and Maintenance Charge:**

132.62 per month.



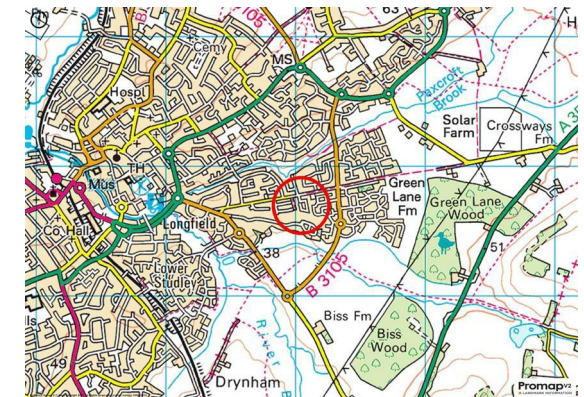
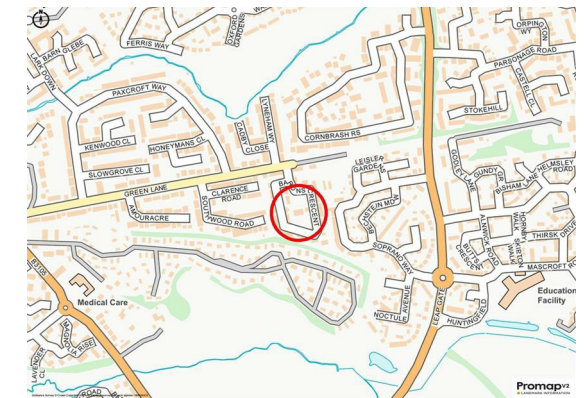
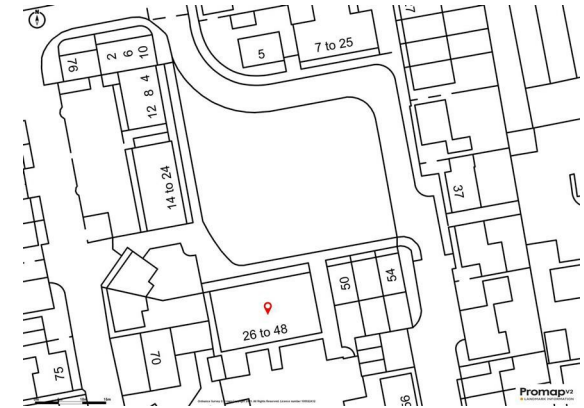
Tenure **Leasehold**  
Council Tax Band **A**  
EPC Rating **C**

## Second Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 47.0 sq. metres (505.9 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.