





Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Two Bedroom Apartment located in the heart of Trowbridge Town Centre, offering great access to nearby amenities.

Accommodation comprises Entrance Hall, Open Plan Lounge / Kitchen, Two Bedrooms & Bathroom. There are communal gardens at the rear, available to make use of by the flats.

The property is available with No Onward Chain and a viewing is highly recommended in order to appreciate & secure.

Entrance Hall

Door from Communal Area. Private door opening to Entrance Hall. Doors to Lounge, Bedrooms & Bathroom. Laminate flooring.

Open Place Lounge / Kitchen

15' 2" max x 14' 5" max (4.62m max x 4.39m max)

Light and airy open plan Lounge / Kitchen with double glazed windows to front and side aspects.

Kitchen

Modern fitted kitchen comprising wall, base and drawer units with wood effect work surfaces over and matching upstands. Inset stainless steel sink and drainer. Built in oven and inset hob with glass splashback and cookerhood over. Integrated appliances include fridge freezer and washer / dryer.

Cont'd.....

Lounge Area

TV point. Radiator. Door back to Entrance Hall.

Bedroom One

11' 4" max x 11' 2" max (3.45m max x 3.40m max)

Two double glazed windows to side aspect. TV point. Radiator.

Bedroom Two

13' 5" max x 9' 11" max (4.09m max x 3.02m max)

Double glazed window to front aspect. TV point. Radiator.

Bathroom

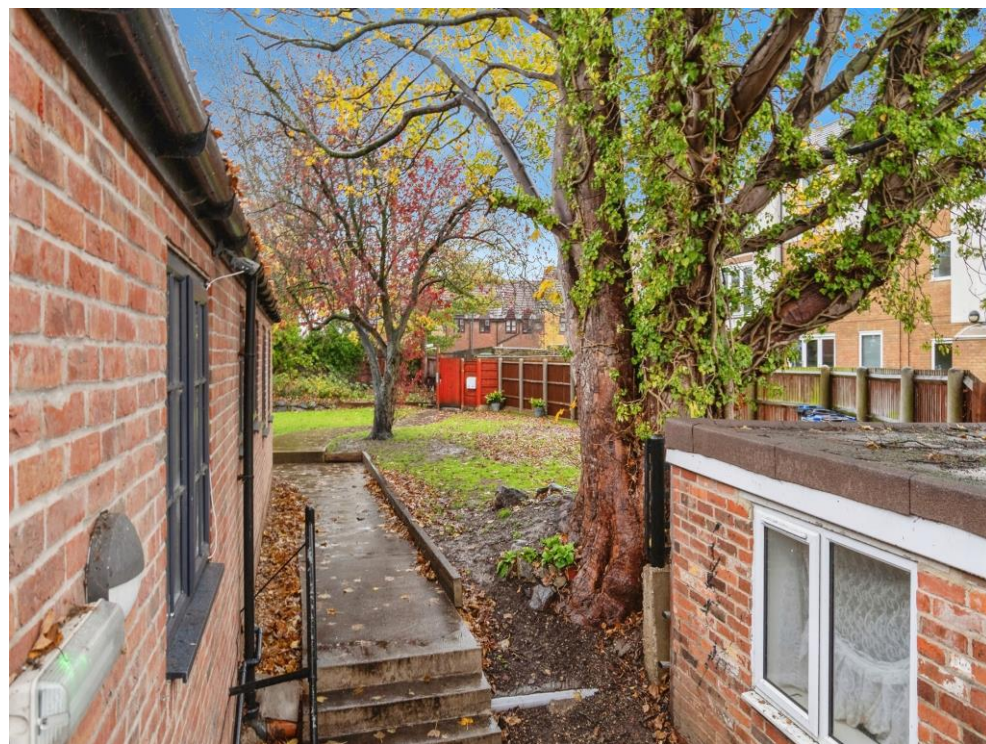
Modern three piece suite comprising bath with wall mounted shower over, wash hand basin and low level wc. Shaver point. Extractor fan. Heated towel rail / radiator. Part tiled walls.

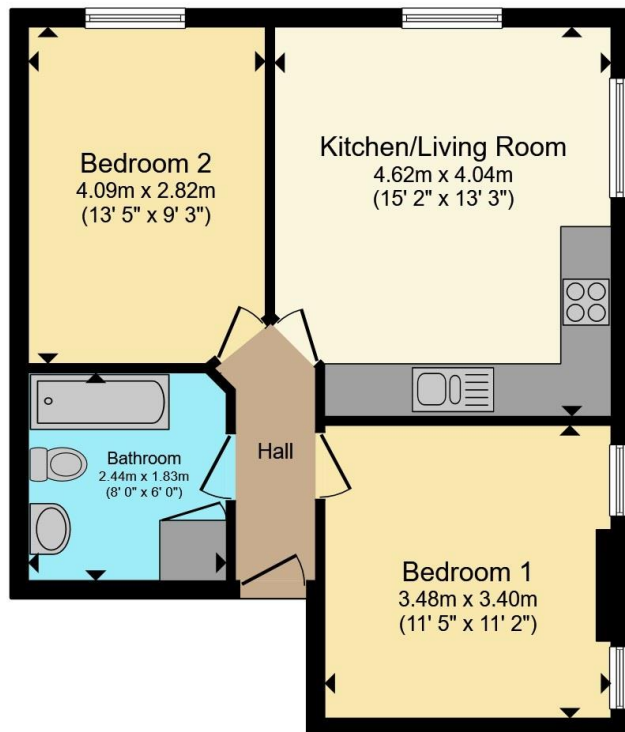
Communal Gardens

To the rear of the flats there is an Enclosed & Good Size Rear Garden that is available for use by all flats.

Parking

There is a large car park at the end of Roundstone St. Permits available through Wiltshire Council at a cost of £748 per year which equates to around £14 per week.





Total floor area 51.0 m² (549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax
Band: A

Service Charge:
1600.00

Ground Rent:
500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307733

This is a Leasehold property with details as follows; Term of Lease 250 years from 03 Feb 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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