



Wrights
01225 755553

Ushers Court, Trowbridge, Wiltshire, BA14 8GH

£150,000

This spacious two bedroom, first floor apartment is situated within the popular Ushers Court development in the centre of Trowbridge.

Features include an open plan kitchen/living room, two double bedrooms and modern bathroom, electric heating, PVCu double glazing and one allocated parking space within a secure gated car park.

Situation

The property is situated within the popular Ushers Court development, close to many local amenities including 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.



Two bedroom first floor apartment

Town centre location

Communal lift

Beautifully presented

Open plan kitchen/living room

Two double bedrooms

Modern bathroom

PVCu double glazing

Electric heating

One allocated parking space within gated car park



The property comprises

Entrance Hall

With spacious cupboard housing hot water cylinder.

Open plan Kitchen/Living Room

11' 0" x 15' 9" (3.36m x 4.81m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and washer/dryer, wall mounted electric heater and PVCu double glazed window.

Bedroom 1

9' 0" x 13' 3" (2.75m x 4.03m) plus wardrobe

With wall mounted electric heater, built in wardrobe and PVCu double glazed window.

Bedroom 2

7' 9" x 12' 2" (2.37m x 3.70m)

With wall mounted electric heater and PVCu double glazed window.

Bathroom

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

Parking

The property comes with allocated parking for one vehicle within the secure gated car park.

Council tax

The property is in a Council Tax band B.

Energy Performance

The previous EPC rating is C (80), with a potential for B (85).

Tenure

The property is sold with a 999 year lease which commenced in 2009. Ground rent is £286 per annum and service charges are approximately £1740 per annum.

Services

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

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80 Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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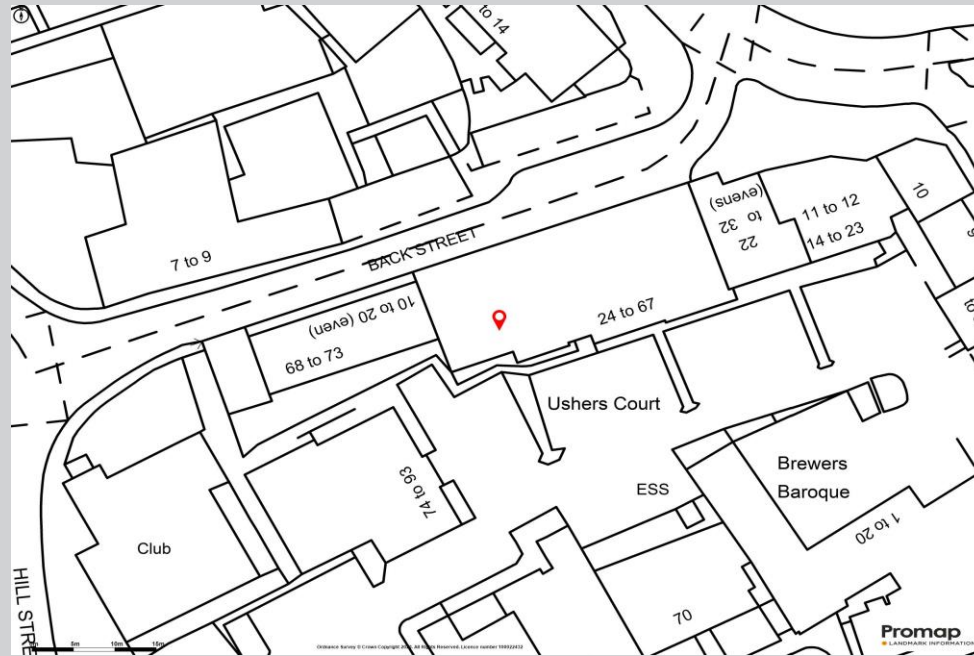
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Approx Gross Internal Area
56 sq m / 607 sq ft



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 or 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.