



10 St. Georges Court Semington Trowbridge BA14 6GA

A fantastic opportunity to purchase an upgraded two bedroom first floor apartment situated in a converted Grade II Listed property in the prestigious St Georges Court. Located in the sought after village of Semington with local pub, picturesque walks and Kennet & Avon Canal close by. The generous and stylish property affords the following accommodation; entrance porch, hallway, lounge/dining room, kitchen, two double bedrooms with built-in wardrobes and refitted bathroom. The property benefits further from modern electric heating (2023), intercom system, allocated parking space and communal gardens. Offered for sale with no onward chain - viewing is highly recommended.

Offers Over £180,000



ACCOMMODATION

All measurements are approximate.

Entrance Porch

Door to the communal landing. Window to the side over-looking inner courtyard. Coir matting. Cupboard housing consumer unit fitted in 2023. Panelled door to the:

Hallway

Windows to the side over-looking inner courtyard. Contemporary modern electric radiator. Oak flooring. Intercom phone. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Lounge/Dining Room

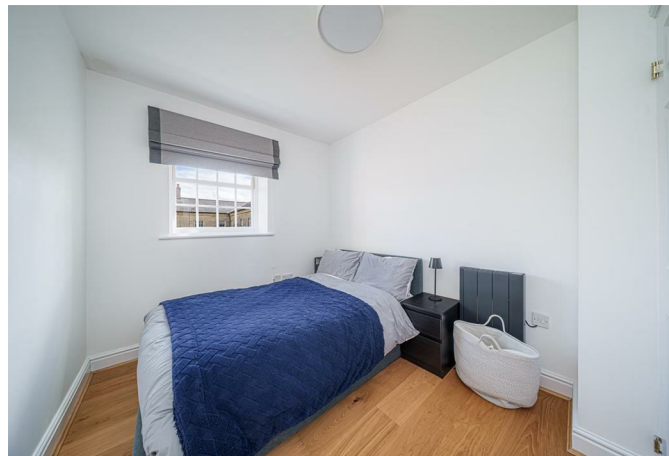
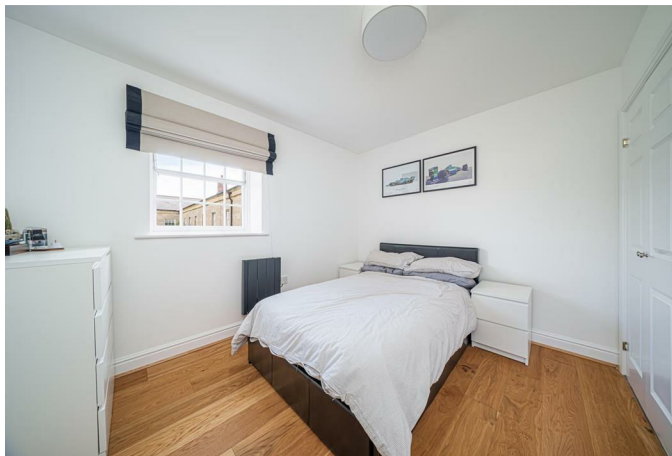
15'9 x 11'8 (4.8m x 3.56m)

Dual aspect with windows to the sides over-looking inner courtyards. Contemporary modern electric radiator. Television point. Oak flooring. Door to the:

Kitchen

10'0 x 6'3 (3.05m x 1.91m)

Window to the side over-looking inner courtyard. Range of modern wall, base and drawer units with laminate work surfaces and splash-backs. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Integrated fridge/freezer. Washing machine included. Tiled flooring and inset ceiling spotlights.



Bedroom One

11'2 x 9'1 (3.4m x 2.77m)

Window to the side over-looking inner courtyard. Contemporary modern electric radiator. Built-in triple wardrobe. Oak flooring.

Bedroom Two

11'5 x 8'0 max (3.48m x 2.44m max)

Window to the side over-looking inner courtyard. Contemporary modern electric radiator. Built-in double wardrobe. Oak flooring.

Refitted Bathroom

Chrome electric heated towel rail. Three piece white suite with herringbone style tiled surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl tiled flooring and inset ceiling spotlights. Extractor fan. Illuminated mirror.

EXTERNALLY

Allocated Parking Space

Communal Areas

The main building has four beautifully maintained courtyard gardens and also some surrounding gardens, all maintained by management company. Residents also benefit from secure cycle storage and additional on-site storage.

LEASEHOLD:

999 years from 2002.

GROUND RENT:

Peppercorn

SERVICE CHARGES:

£1,147.20pa

LOCATION

Semington is an excellent commuting base having easy access to neighbouring towns Trowbridge, Devizes, Melksham and Bradford on Avon, furthermore the M4 junction 17 (Chippenham) and 18 (Bath) give direct access to business centres in Swindon, Bristol and the Midlands via M5. Trowbridge train station is within easy reach and there is an excellent link to surrounding towns and direct links to London are found at Bradford on Avon, Westbury and Chippenham.

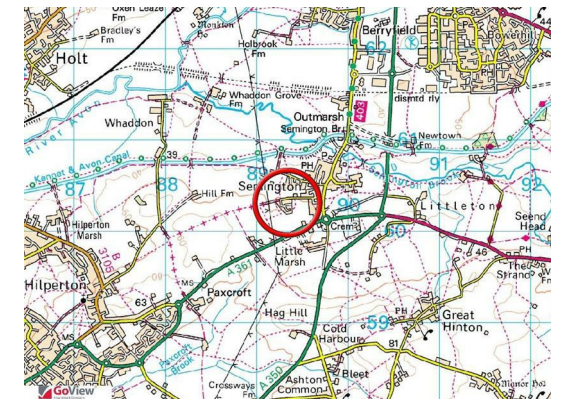
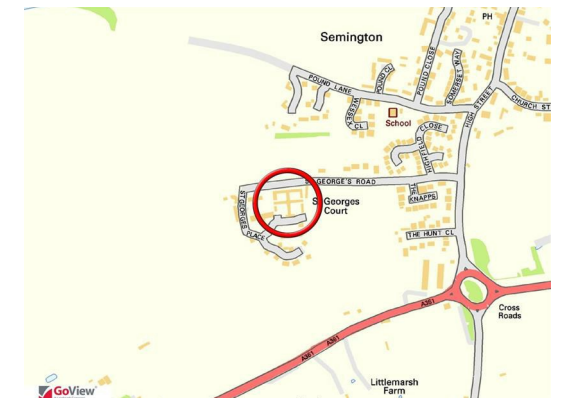
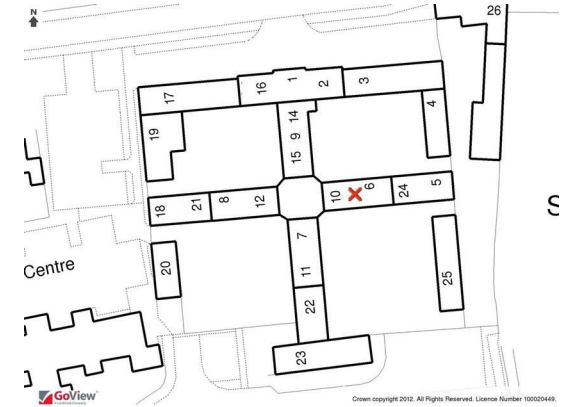


Tenure **Leasehold**
Council Tax Band **C**
EPC Rating **E**

First Floor
Approx. 61.5 sq. metres (661.6 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 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.