



Wrights
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Conigre Square, Trowbridge, Wiltshire, BA14 8LJ

£140,000

This spacious and well presented two bedroom second floor apartment is situated within the popular Conigre Square in Trowbridge town centre and within walking distance to the railway station.

The property offers many features including an open plan Kitchen/living room, two double bedrooms with built in wardrobes, gas central heating, double glazing and one allocated parking space within a secure gated car park.

Ideal investment property or first time buy!



Spacious two bedroom second floor apartment

Situated within Trowbridge town centre

Walking distance to the railway station

Gas central heating

Open plan Kitchen/Living room with Juliet balcony

Situation

The property is situated 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 double bedrooms with built in wardrobes

Spacious bathroom

One allocated parking space within a secure gated car park

Ideal first time buy or buy to let



The property comprises

Entrance Hall

With wood effect laminate flooring, intercom phone and radiator.

Lounge 18' 3" x 15' 5" (5.55m x 4.71m)max

With wood effect laminate flooring, radiator and double glazed Juliet balcony to the front. Open plan into Kitchen area.

Kitchen 18' 3" x 15' 5" (5.55m x 4.71m)max

With tiled flooring, a range of eye level and base units, worktops with tiled splashbacks, integrated electric oven and four ring gas hob with extractor hood over, inset sink and drainer unit and integrated fridge freezer and washing machine.

Bedroom 1 13' 9" x 8' 0" (4.19m x 2.44m)

With radiator, built in wardrobe, storage cupboard and double glazed window to the rear.

Bedroom 2 9' 7" x 8' 11" (2.92m x 2.72m)

With radiator, built in wardrobe, cupboard housing Ideal gas combi boiler and double glazed window to the rear.

Bathroom 5' 9" x 5' 4" (1.76m x 1.63m)

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

Externally

One allocated parking space within the secure gated car park.

Tenure

The property is sold with a 999 year lease which commenced in 2004. Service charges are currently £185 per month and no ground rent is payable.

Council tax

The property is currently in council tax band B.

EPC rating

The EPC rating is C (80), with a potential for B (82).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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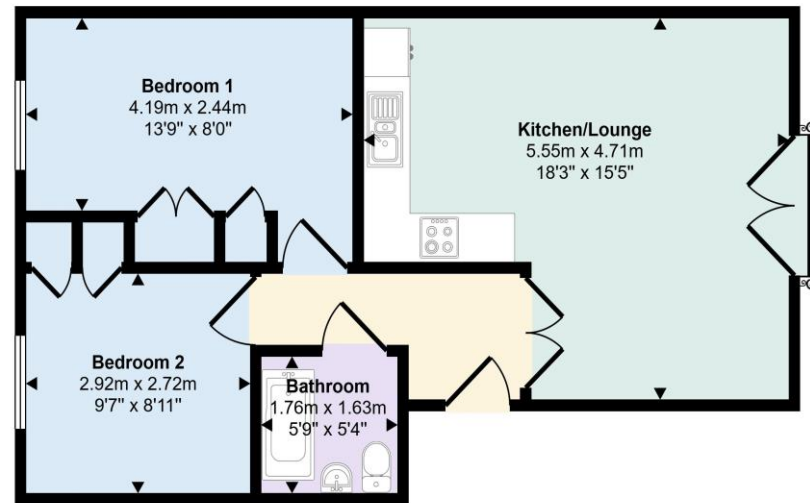
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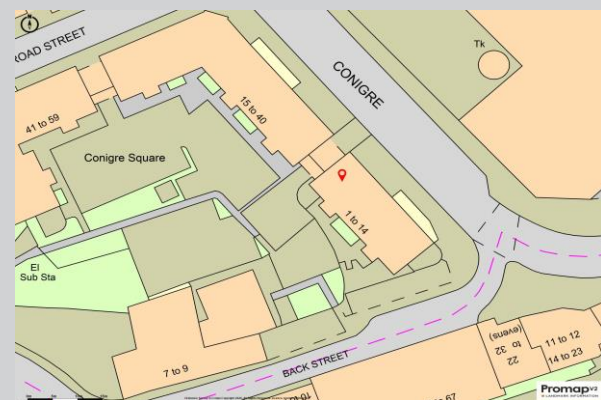
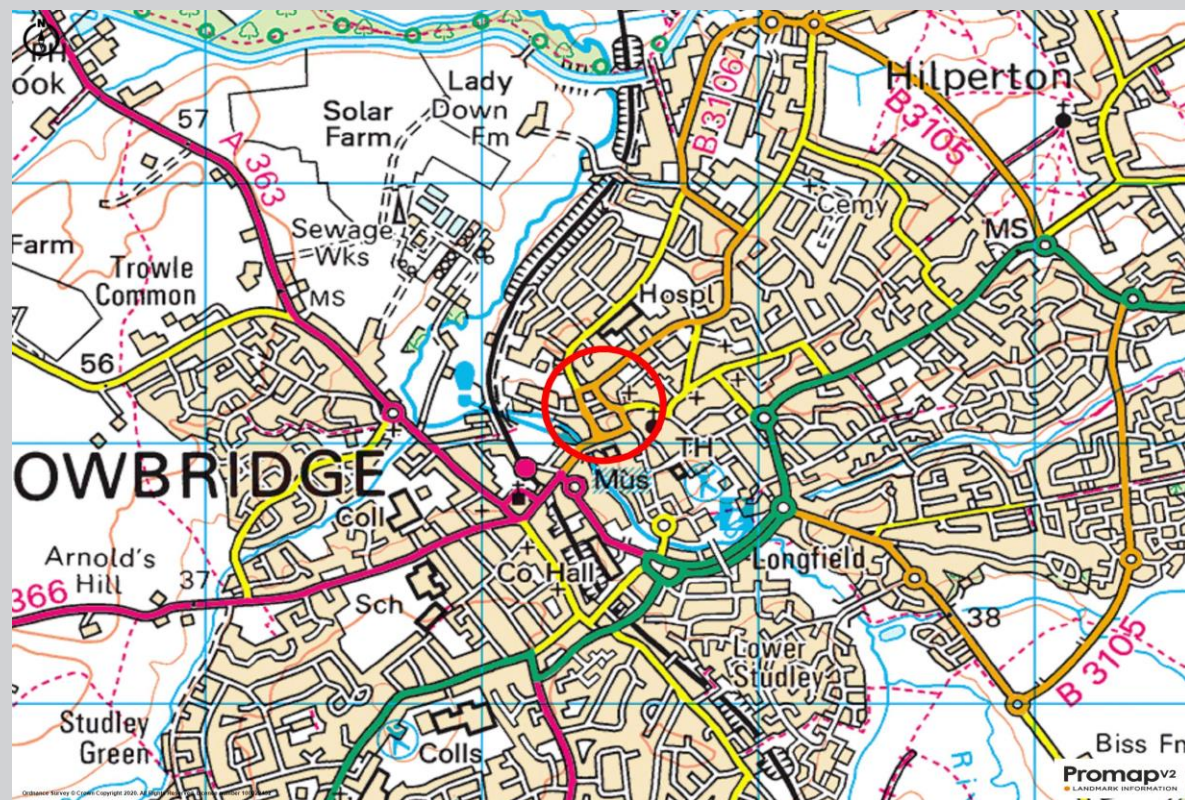


Approx Gross Internal Area
53 sq m / 566 sq ft



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 and 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.