






# 8 Pitman Court

## Trowbridge BA14 0EL

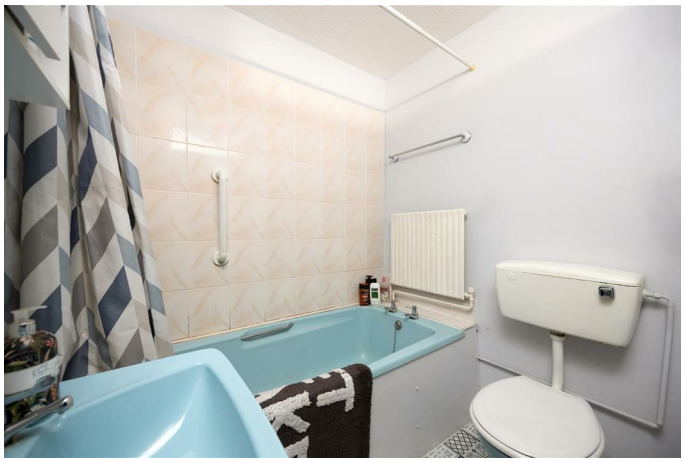
A spacious one bedroom first floor maisonette situated in a small purpose built development on the outskirts of town; close to shops, garden centre/cafe, college and Southwick Country Park. Viewing recommended. Ideal investment or first time buy - offered for sale with no onward chain. Accommodation comprises living room, kitchen, large double bedroom with built-in wardrobes and bathroom. Benefits include low management fees, UPVC double glazing, gas central heating, communal gardens and communal parking.

**Guide Price £115,000**









## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Door to the front. High level double glazed window to the front. Stairs to the living accommodation via glazed door.

## FIRST FLOOR

### Hallway

Access to loft space. Coat hanging space. Smoke alarm. Doors off and into:

### Living Room

14'7 x 10'5 (4.45m x 3.18m)
UPVC double glazed window to the rear. Radiator. Television point. Intercom system.

### Kitchen

9'5 x 8'9 (2.87m x 2.67m)
Window to the front. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit. Electric cooker. Plumbing for washing machine. Modern Worcester Bosch combi boiler. Vinyl flooring.

**Bedroom**
14'7 x 10'6 (4.45m x 3.2m)
UPVC double glazed window to the rear. Radiator. Large built-in double wardrobe. Television and telephone points. Ceiling light and fan.

**Bathroom**
Radiator. Three piece suite comprising panelled bath, wash hand basin and w/c. Vinyl flooring. Extractor fan.

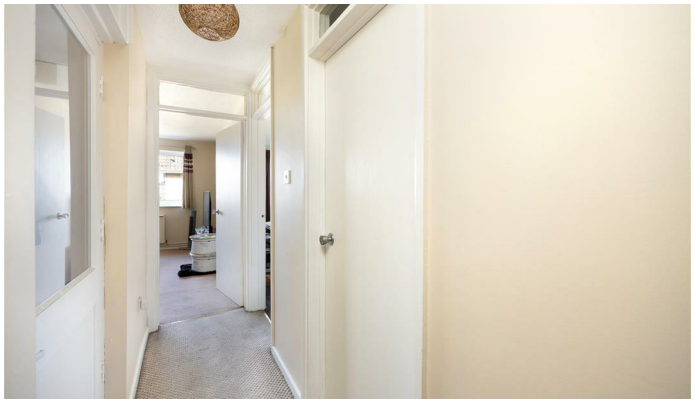
**EXTERNALLY**

**Communal Parking**
There is plenty of communal parking for residents of Pitman Court only to front and the rear of the development.

**Communal Gardens**
Areas laid to lawn with a variety of plants and shrubs.

**LEASEHOLD:**
999 years from 1979 - 952 years remaining

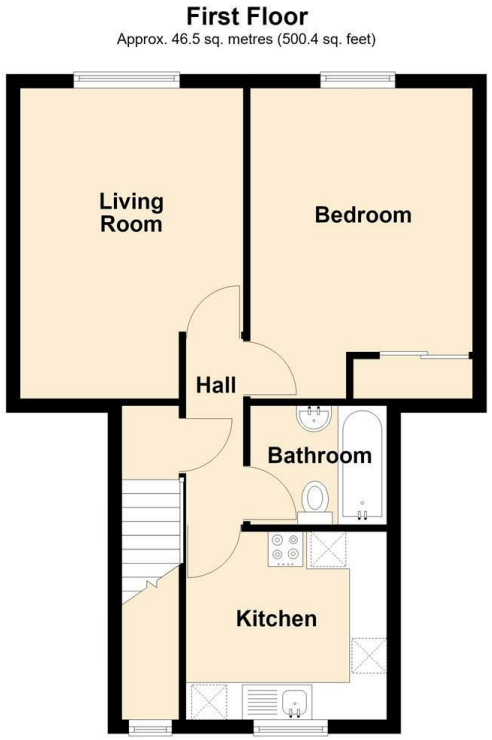
**MANAGEMENT CHARGES:**
£85 per month - This includes ground rent.







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

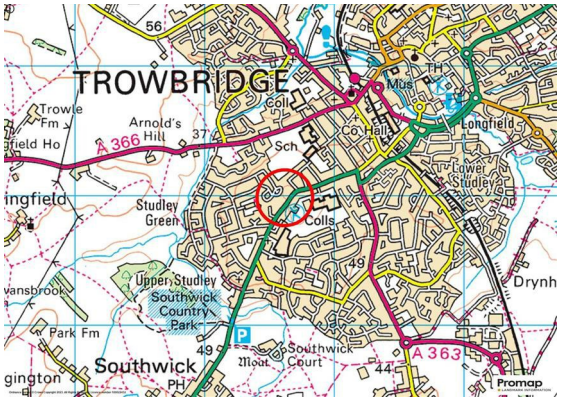



Total area: approx. 46.5 sq. metres (500.4 sq. feet)










KINGSTONS
**Trowbridge Office**
5C-5D Fore Street, Wiltshire,
BA14 8HD

**Contact**
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.