



Wrights
01225 755553

The Gateway, Bythesea Road, Trowbridge, Wiltshire, BA14 8FZ

£115,000

This modern one bedroom top floor apartment is situated in The Gateway, a contemporary style development of flats and shops in a prime location within walking distance of the train station and the centre of town.

Features include gas central heating, double glazing, an open plan kitchen/living room with Juliet balcony, double bedroom with built in wardrobe and a modern bathroom with shower over the bath. Also comes with a permit for one parking space in The Gateway car park. Available from early December.

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.



This one bedroom top floor apartment

Open plan kitchen/living room with Juliet balcony

Double bedroom with built in wardrobe

Bathroom with shower over the bath

Gas central heating

PVCu double glazing

Permit for one parking space

Town centre location

Close to railway station

No onward chain



The property comprises

Entrance Hall

With large cupboard housing washer/dryer.

Open plan Kitchen/Living Room

22' 6" x 9' 7" (6.85m x 2.93m) max

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, freestanding fridge/freezer, space for dishwasher, sink/drainage unit, cupboard housing gas boiler, radiator and french doors opening onto the Juliet balcony.

Bedroom

14' 4" x 8' 9" (4.37m x 2.66m)

With radiator, built in wardrobe and double glazed window.

Bathroom

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

Parking

The property comes with a parking space within the Gateway Shopping Centre car park.

Council tax

The property is in council tax band A.

Tenure

The property is sold with a 125 year lease which commenced in September 2009. The ground rent is £150 annually and the current service charge is £472 quarterly (made up of estate charge of £256.75 and service charge of £215.75).

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.

EPC Rating

The current EPC rating is C (78) with a potential for C (79).

Broadband

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

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



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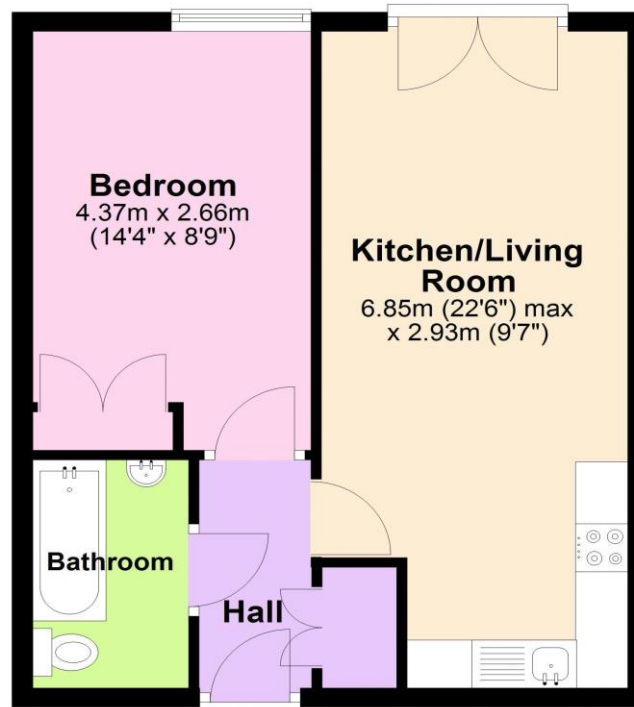
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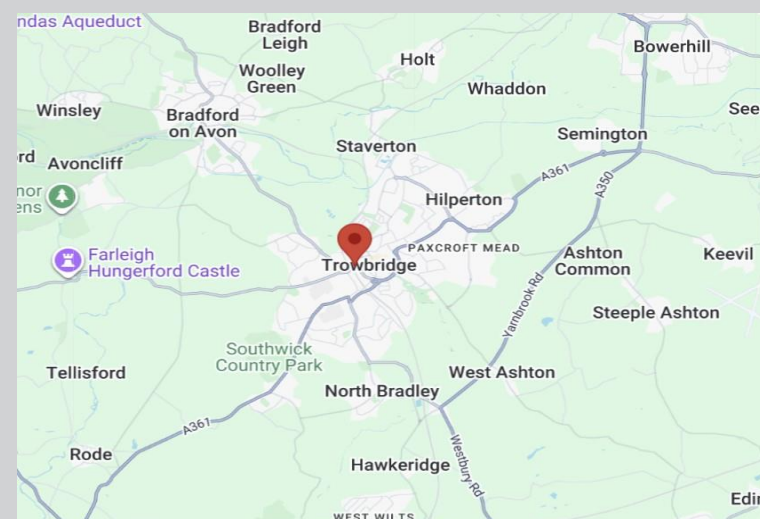
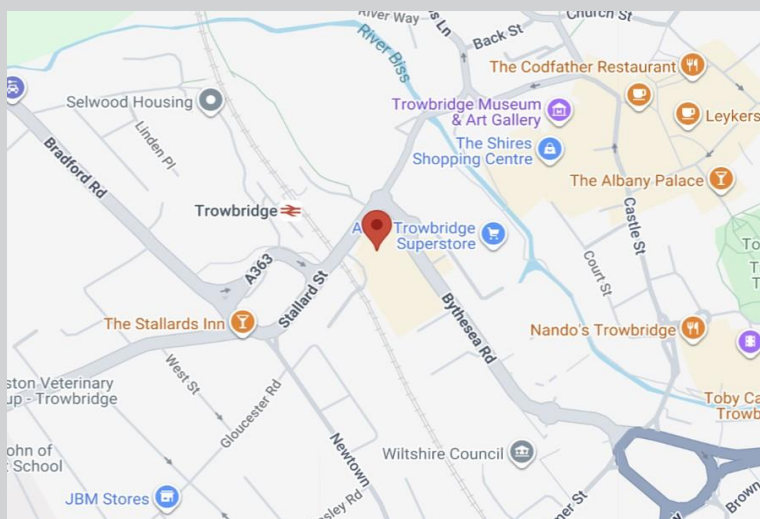
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Top Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 39.0 sq. metres (419.5 sq. feet)





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info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.