



Wrights
01225 755553

Pitman Court, Trowbridge, Wiltshire, BA14 0EL

£125,000

Wrights Residential are delighted to present this spacious one bedroom first floor flat, conveniently situated within easy reach of local amenities and transport links. Benefiting from its own private entrance, gas central heating and PVCu double glazing throughout, the well proportioned accommodation comprises an entrance hall with stairs rising to the first floor, landing, spacious lounge, large fitted kitchen, generous double bedroom with built in wardrobe, and a bathroom with shower over the bath. Externally, the property enjoys access to well maintained communal gardens, non-allocated off-road parking and a garage located within a nearby block. An ideal first time purchase or investment opportunity.



**Spacious one bedroom
first floor flat**

Private entrance

Generous lounge

Large fitted kitchen

**Double bedroom with
built in wardrobe**

Gas central heating

Situation

The property is situated on the Frome side of Trowbridge, close to many local amenities including a Tesco express convenience store, a popular family friendly pub and both primary and secondary schools. The town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The world heritage City of Bath is also just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

**PVCu double glazing
throughout**

**Garage located within a
nearby block**

**Well maintained
communal garden and
non-allocated off road
parking available**

**Convenient location
close to local amenities
and transport links**



The property comprises

Ground Floor

Entrance Hall

With PVCu front door and stairs to the first floor.

First Floor

Landing

With radiator.

Lounge

11' 5" x 13' 5" (3.47m x 4.09m)

With radiator, feature fireplace surround and PVCu double glazed window.

Kitchen

7' 11" x 12' 0" (2.42m x 3.65m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge, freezer and washing machine, inset sink and drainer unit, wall mounted gas boiler, cupboard housing hot water cylinder and PVCu double glazed window.

Bedroom

11' 6" x 9' 1" (3.50m x 2.76m)

With large built in wardrobe, radiator and PVCu double glazed window.

Bathroom

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

Externally

The property benefits from well-maintained communal grounds comprising generous lawned gardens with a variety of established shrubs and planting. Residents have access to communal washing lines and a large open green space, providing a pleasant outdoor environment.

There is also a communal parking area offering non-allocated off road parking for residents and visitors. Pedestrian pathways provide access throughout the development and to the individual properties.

Garage

Within a block, with up and over door and parking in front.

Tenure

The property is sold with a 999 year lease which commenced from 1979. Service charges are currently £85 per month and no ground rent is payable.

Council tax

The property is currently in council tax band A.

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

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 79Mbps

Mobile phone coverage

Indoor coverage is likely - source Ofcom.



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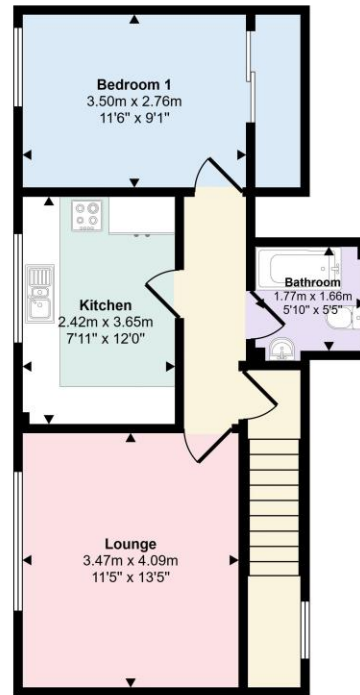


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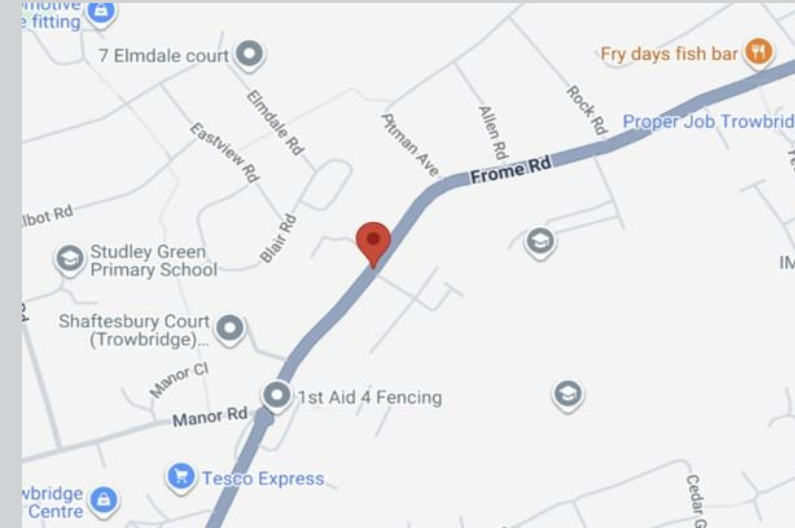
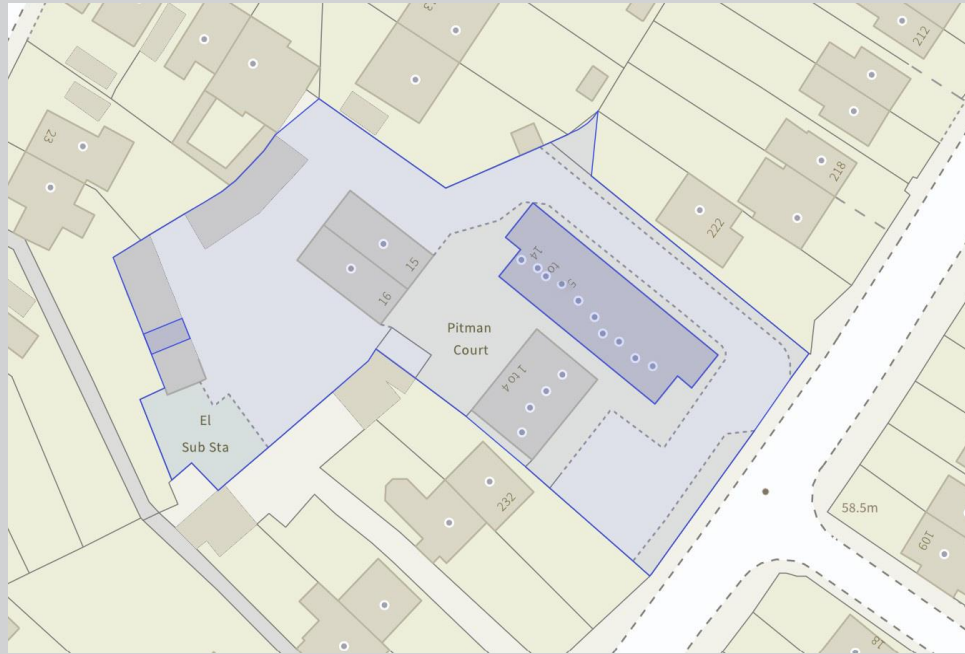
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Approx Gross Internal Area
49 sq m / 523 sq ft



First Floor

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.