



Connells

Fore Street
Trowbridge



Property Description

Recently converted former building that once formed part of HJ Knees - a main staple of Trowbridge for many years.

The upper floors on this side of the building have been converted into apartments and this one is located on the second floor - with views across the rooftops in the heart of the town centre.

This location is ideal for access to leisure facilities, shops, cafe's as well as train station.

Accommodation comprises Entrance Hall [with stairs from ground level to first & second floors] Open Plan Living Space, Two Bedrooms & Shower Room.

Viewing highly recommended.

Entrance

Door from communal hallway. Doors to Living Area, Bedrooms & Bathroom.

Open Plan Lounge / Kitchen

18' 11" inc door recess x 18' 11" (5.77m inc door recess x 5.77m)

Two full drop windows to front aspect allowing ample light.

Kitchen area comprises wall, drawer & base units with work surfaces over. Inset sink and drainer unit. Built in oven and inset hob with extractor over. Island with seating & storage areas.

Living area has space for table & chairs and further seating. Radiator.

Bedroom One

13' 1" x 12' 6" (3.99m x 3.81m)

Irregular shaped room. Two windows to front aspect. Radiator. Built in wardrobe.

Bedroom Two

11' x 8' (3.35m x 2.44m)

Full drop window to front aspect. Radiator.

Shower Room

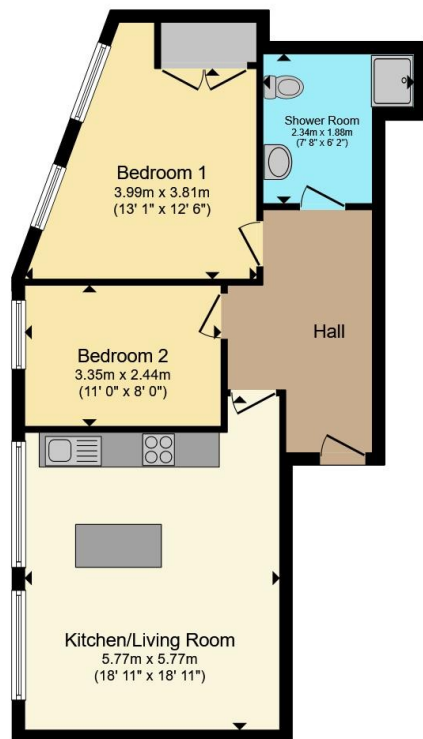
Suite comprising walk in shower enclosed, vanity wash hand basin with storage under & low level wc. Splashback tiling.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.





Total floor area 61.5 m² (662 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: C

Council Tax
Band: A

Service Charge:
1200.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307705

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Oct 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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