



Wrights
01225 755553

St. Georges Court, Semington, Trowbridge, Wiltshire, BA14 6GA

Offers in Excess of £160,000

Situation

Originally dating back to the 19th century, St George's Court is a distinctive conversion steeped in local history. Once serving as a former workhouse and later adapted for healthcare use, the building was thoughtfully transformed into an exclusive collection of homes in the early 2000s.

Residents benefit from attractive communal grounds, nearby leisure facilities and picturesque walks along the Kennet & Avon Canal, all whilst enjoying the charm and character of this unique development.

Semington is a well connected Wiltshire village situated between the market towns of Trowbridge and Melksham, with Bradford-on-Avon also within easy reach. The village enjoys a semi-rural setting with a strong community feel, whilst offering convenient access to the A350 for links towards Chippenham, the M4 and the south coast.



**Spacious two bedroom
apartment**

Ground Floor

**Stunning Grade II listed
building**

**Sought after village
location**

Communal gardens

Spacious lounge
Two double bedrooms
Allocated parking
**Stunning communal
gardens**
No onward chain



This two bedroom ground floor apartment is situated within the prestigious Grade II listed St Georges Court, within the popular village of Semington.

Features include a spacious lounge, separate fitted kitchen, two double bedrooms, a modern bathroom allocated parking and stunning communal gardens.

Sold with the benefit of no onward chain.

The property comprises

Entrance Hall

With a sash window to the front.

Hall

With electric night storage heater, airing cupboard and two sash windows to the front.

Lounge 15' 7" x 11' 5" (4.74m x 3.49m)

With electric night storage heater and sash windows to the front and rear.

Kitchen 6' 3" x 10' 0" (1.91m x 3.04m)

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splashbacks, one and a half bowl sink/drainers, integrated electric oven and hob with extractor fan over, space for fridge/freezer and washing machine, freestanding slimline dishwasher, ceiling spotlights and sash window to the rear.

Bedroom 1 11' 5" x 11' 5" (3.48m x 3.47m) max

With built in wardrobes, wall mounted electric heater and sash window to the rear.

Bedroom 2 11' 5" x 7' 5" (3.48m x 2.27m)

With built in wardrobe, wall mounted electric heater and sash window to the rear.

Bathroom

With white suite comprising bath with shower attachment over, pedestal hand basin and low level w.c, heated towel rail, ceiling spotlights and extractor fan.

Externally

With one allocated parking space and the use of four well maintained communal gardens.

Council tax

The property is in council tax band C.

Tenure

We have been advised that the property is sold as leasehold with a 999 year lease which commenced in 2002, with 975 years remaining. There is no ground rent payable and service charges are approximately £1,106.40 per annum.

Energy Performance

The EPC rating is D (56), with a potential for C (78).

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 61Mbps



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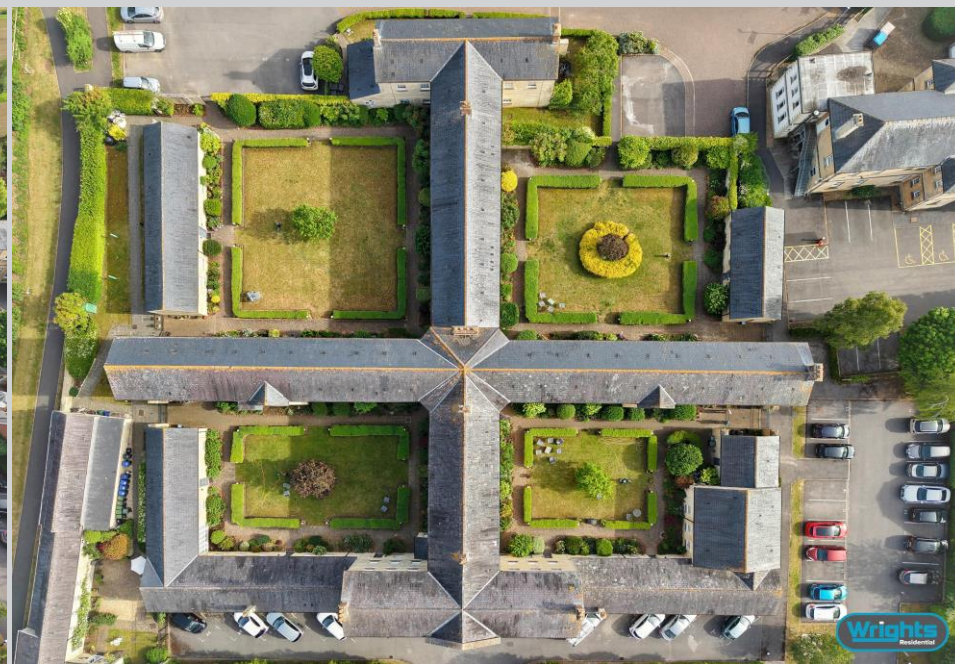
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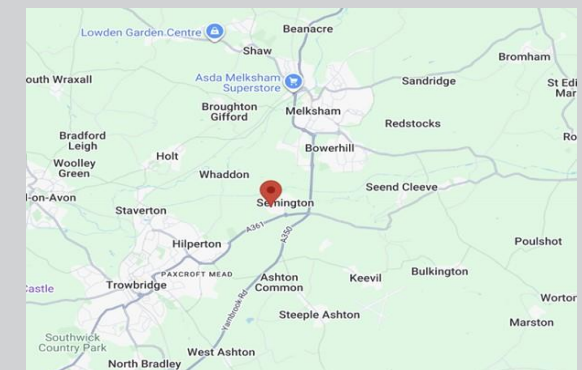
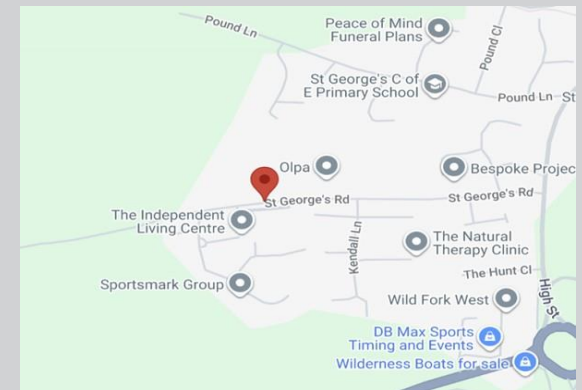
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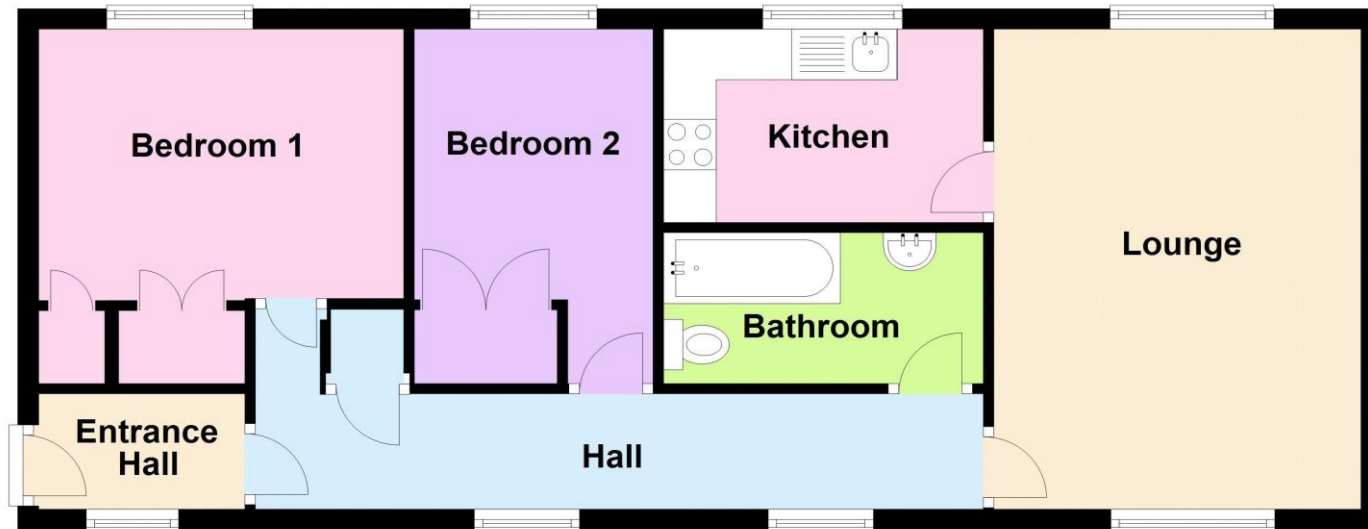
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Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)





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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.