

**TOWN & COUNTRY**  
ESTATES



**90 Ushers Court, Trowbridge, Wiltshire, BA14 8GE**

**£775 PCM**

## LOCATION

Located towards the western boundary of Wiltshire means that London is only 100 miles away, with Bath and Bristol 13 and 24 respectively. Trowbridge station, just a few minutes walk away, is on the high-speed Cardiff to Southampton, Portsmouth and Brighton line providing links to London and the West country. Trowbridge is also well located for access to some of the West country's best known beauty spots. These include Castle Combe regarded as one of the most beautiful villages in England, the wonderfully atmospheric village of Lacock (which has remained virtually unchanged since the 18th century), the cathedral cities of Wells and Salisbury, the Georgian city of Bath, the great prehistoric monuments of Avebury and Stonehenge and the famous country houses and parks of Bowood and Longleat. The Kennet and Avon Canal and Hilperion Marina are easily accessible providing facilities for boat trips, walking and cycling.

## DESCRIPTION

AVAILABLE EARLY JULY - An immaculate one bedroom apartment in a gated block paved courtyard setting in the town centre near to shops & railway station. The accommodation comprises and benefits from a communal entrance hall, entrance hall, lounge/kitchen, bedroom, bathroom and an allocated parking space.

## COMMUNAL ENTRANCE HALL

There is a lift and stairs which will take you to floor five.

## ENTRANCE HALL

You enter the property via a wooden entrance door. There is access to loft space, telephone point, security intercom phone, panelled electric heater, doors leading to bedroom, lounge/kitchen, airing cupboard and bathroom.

## LOUNGE/KITCHEN

15'1" x 14'6"

The lounge/kitchen benefits from a Velux window with views over Trowbridge, range of matching base and wall units, built in electric fan assisted Zanussi oven with halogen hob, stainless steel extractor fan and light over, stainless steel inset sink unit with mixer tap, built in Electrolux washer/dryer, built in fridge freezer, T.V and telephone points, panelled electric heater and tiled splash backs.

## BEDROOM

11'7" x 10'1"

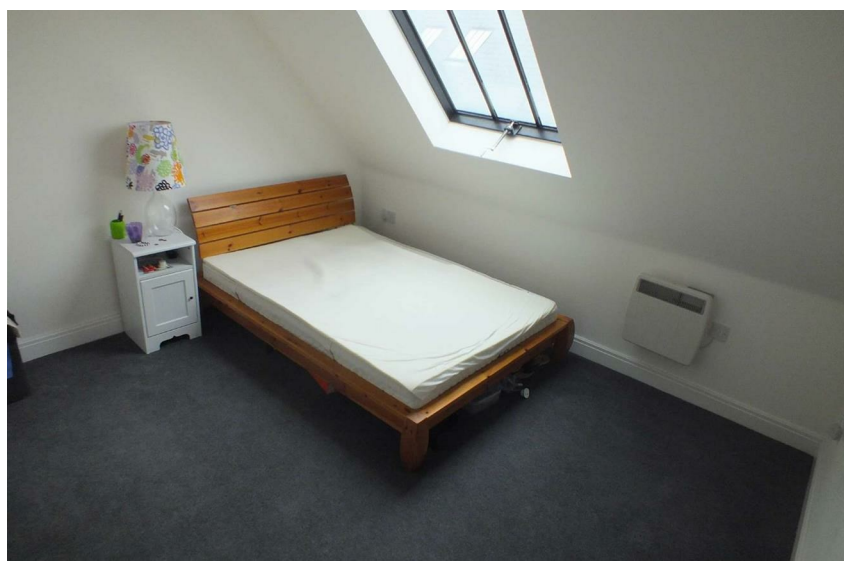
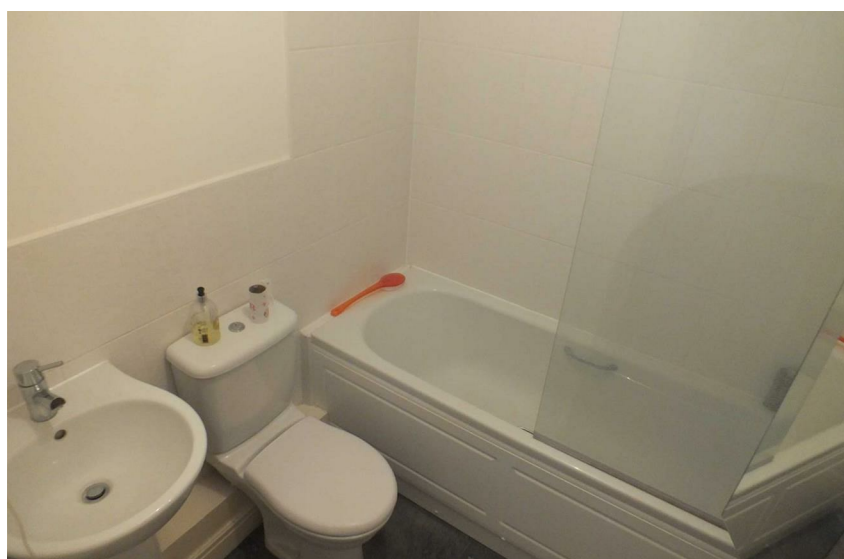
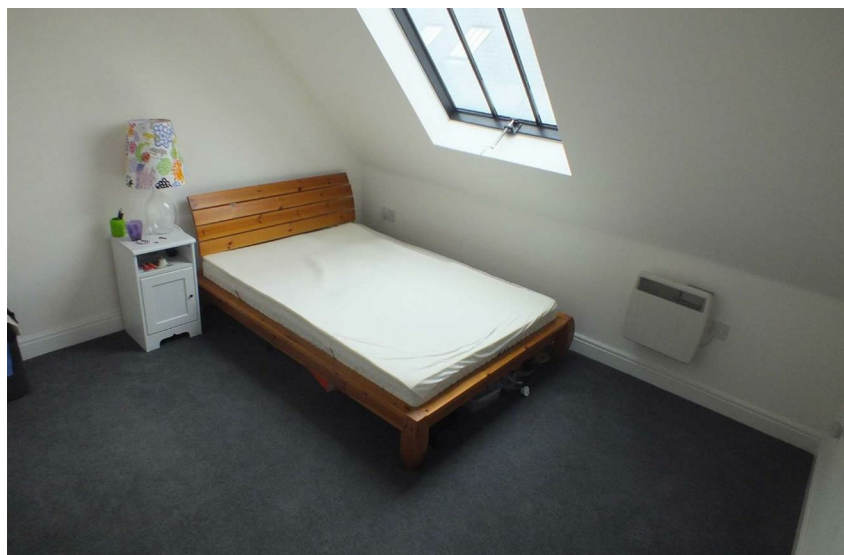
There is a Velux window, built in double wardrobe, panelled electric heater, T.V and telephone points.

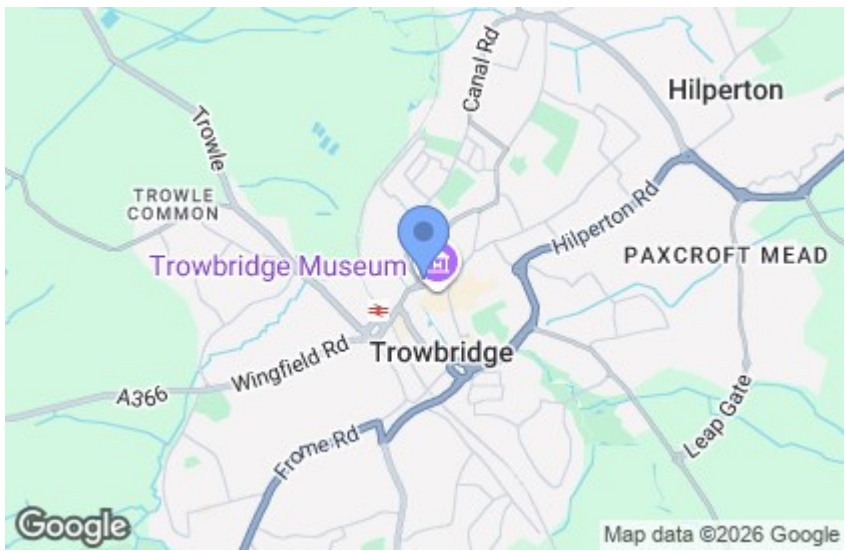
## BATHROOM

The bathroom comprises a panelled bath with stainless steel shower over, close couple W.C, pedestal wash hand basin, laminate flooring, extractor fan, stainless steel heated towel rail and shaver socket.

## ADDITIONAL INFORMATION

Council Tax Band - A





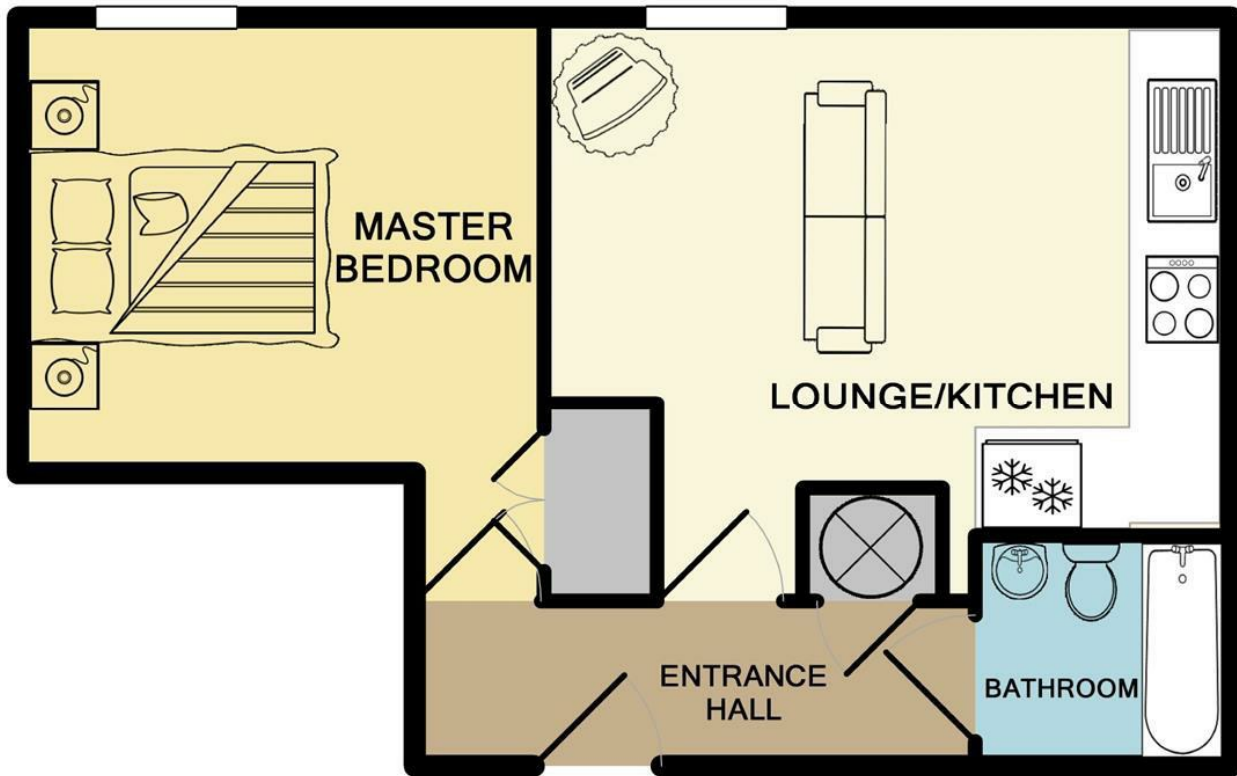






TOTAL APPROX. FLOOR AREA 387 SQ.FT. (35.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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