

TOWN&COUNTRY
ESTATES



Adcroft Drive, Trowbridge, Wiltshire BA14 8PU

£160,000

LOCATION

The property is conveniently within walking distance of the train station, town centre, schools, bus routes and shops. Trowbridge itself offers busy town center shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Conveniently located on the edge of the town centre, this lovely two bedroom first floor apartment offers easy access to the train station and all amenities. Built in 2017 with a high specification finish, this modern property is certain to appeal to a buyer looking for a turn-key home. The accommodation comprises a communal entrance (shared with just one other property), entrance hall, kitchen/living room, large master bedroom, second single bedroom and a well appointed bathroom. Further benefits include uPVC double glazing with sash windows, gas central heating, communal gardens and an allocated parking space.

COMMUNAL ENTRANCE

Stairs lead to the landing for this apartment, with a uPVC sash window to the front, access to loft space and a private door to the entrance hall.

ENTRANCE HALL

There is a radiator, Hive heating controls and Oak doors to the kitchen/living room, both bedrooms and bathroom.

KITCHEN/LIVING ROOM

16'4" x 11'9"

KITCHEN AREA

The contemporary kitchen boasts a range of matching base, wall and drawer units with rolled top worksurfaces, matching upstands and an inset 1 1/2 bowl sink with chrome mixer tap, a built in oven, inset ceramic hob with extractor and light over, integrated fridge, integrated washing machine, under cupboard lighting and inset ceiling spotlights.

LIVING AREA

With two uPVC double glazed sash windows to the front, radiator and wood effect flooring throughout the room.

BEDROOM ONE

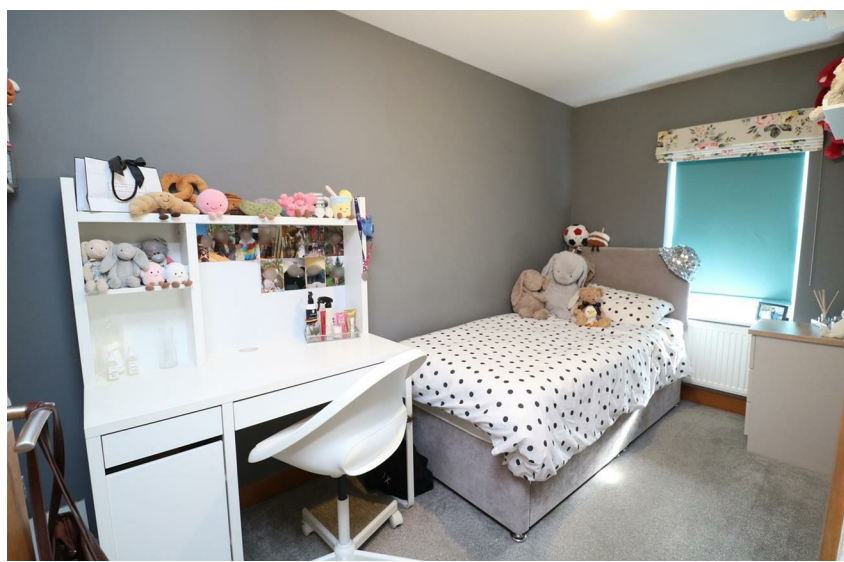
12'9" x 9'6"

There is a uPVC double glazed sash window to the rear, radiator and airing cupboard with a wall mounted ideal gas boiler.

BEDROOM TWO

11'5" x 5'10"

The second bedroom has a uPVC double glazed sash window to the rear and a radiator.



BATHROOM

With an obscure uPVC double glazed sash window to the rear, a panelled bath with wall mounted mixer tap and shower over, glazed screen and attractive tiled splash backs, dual flush WC, vanity unit with storage and inset basin with chrome mixer tap, chrome heated towel rail, inset ceiling spotlights and extractor fan.

EXTERIOR

COMMUNAL GARDEN

To the rear is a communal garden with lawn and well kept planted borders.

PARKING

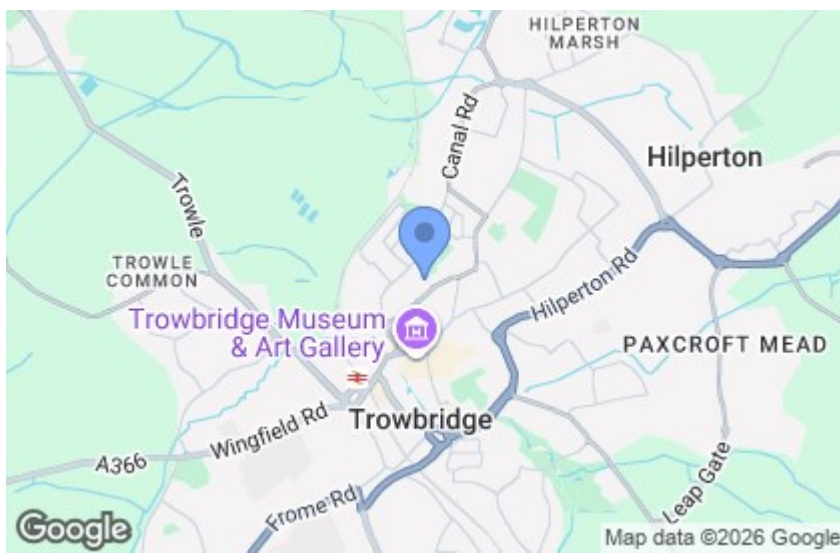
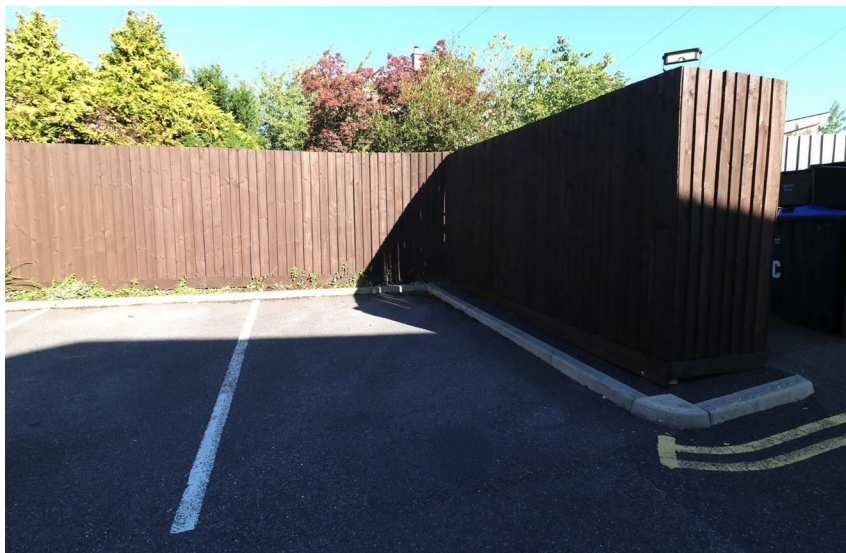
The apartment further benefits from the addition of an allocated parking space, within the private communal car park.

LEASE INFORMATION

Lease length - 125 years from 1st June 2017
Service/Maintenance Charge - £95 per calendar month

ADDITIONAL INFORMATION

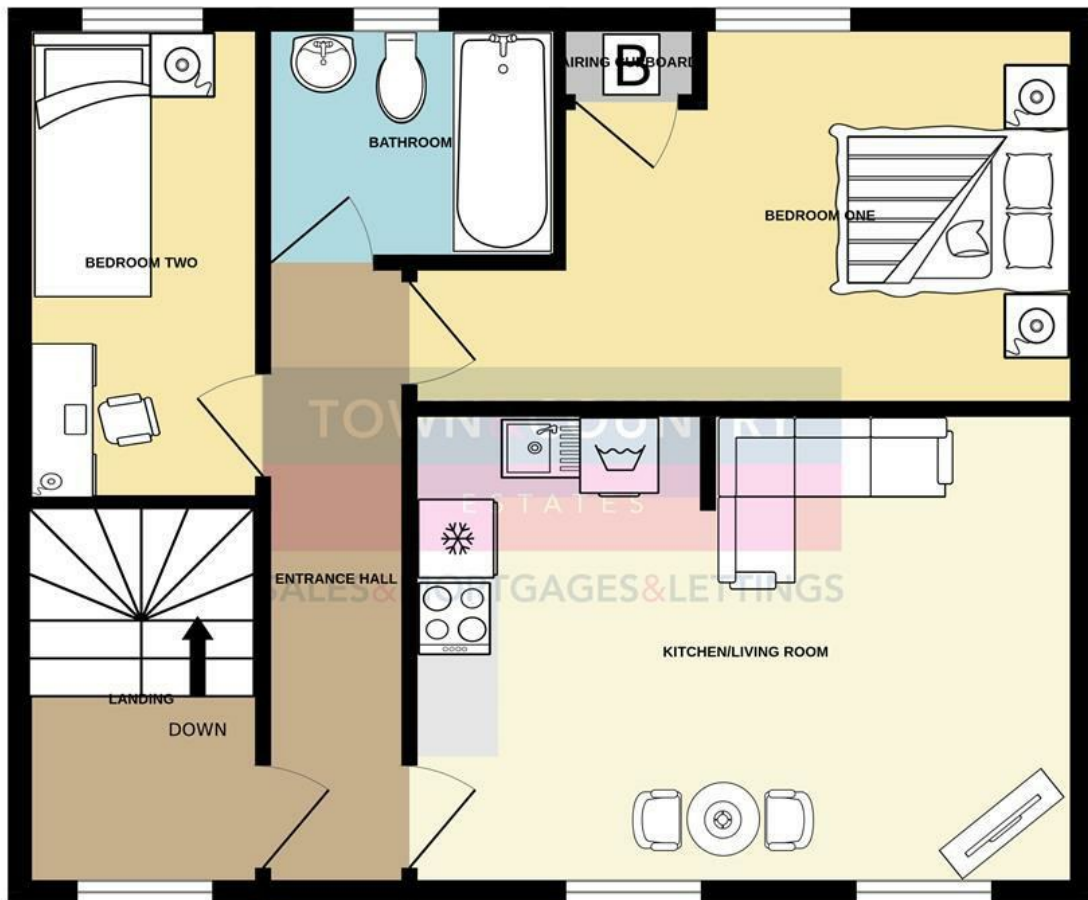
Council Tax Band - B
EPC Rating - B







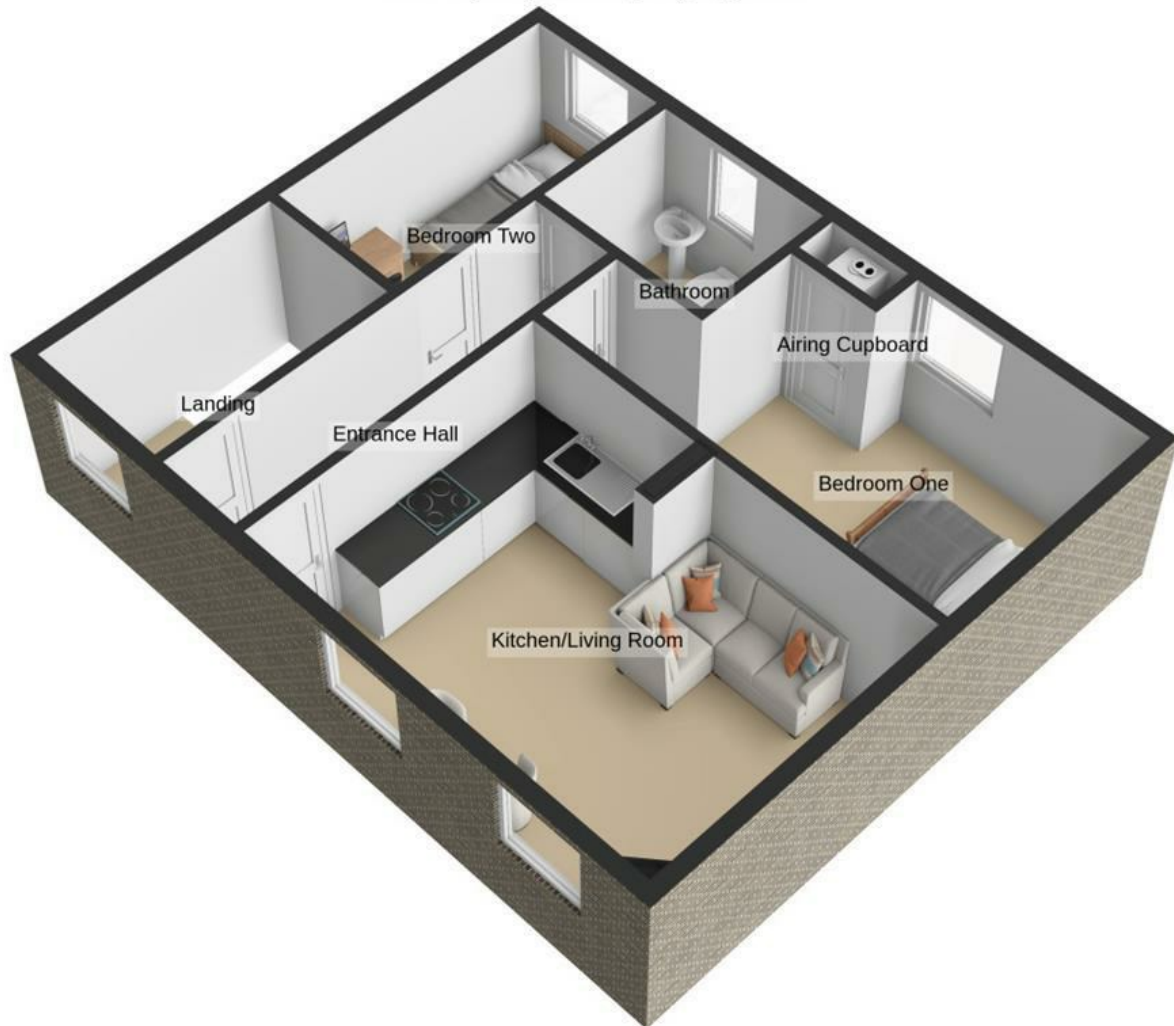
GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Total Floor Area : 553 sq.ft. (51.3 sq.m.) approx.

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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