



**Wrights**  
01225 755553

Alderton Way, Trowbridge, Wiltshire, BA14 0UP

Asking price £120,000

This well presented ground floor, one bedroom apartment is situated within a popular cul-de-sac location in the Wiltshire Drive area of Trowbridge.

Features include gas central heating, an open plan kitchen/lounge, private outdoor space, allocated parking for one vehicle and PVCu double glazing throughout.

### Situation

The property is situated in a quiet a cul-de-sac, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

The town centre of Trowbridge is also 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**One double bedroom  
apartment**

**Ground floor**

**End of cul-de-sac  
location**

**Private graveled garden**

**Allocated parking for one  
vehicle**

**Open plan  
kitchen/lounge**

**Gas combi boiler  
installed in 2021**

**PVCu double glazing  
throughout**



## The property comprises

### Entrance Porch

With storage cupboard and PVCu double glazed door leading to the lounge.

### Kitchen/Lounge *9' 8" x 17' 7" (2.94m x 5.37m)*

With a range of eye level and base units, worktops with tiled splash backs, gas combi boiler, stainless steel sink and drainer unit, freestanding electric cooker, space for fridge/freezer and washing machine, radiator and PVCu double glazed windows to the front and rear.

### Bedroom 1 *8' 3" x 11' 8" (2.52m x 3.56m)*

With built in wardrobe, radiator and PVCu double glazed window to the front.

### Bathroom *7' 10" x 5' 10" (2.38m x 1.78m)*

With white suite comprising bath with mains rainfall shower over, close coupled W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the rear.

## Externally

### To the front

With private graveled area and washing line.

## Parking

With allocated parking for one vehicle.

## Tenure

The property is sold as leasehold with 144 years remaining on the lease. The annual ground rent is £340.00 and the last payable service charge was £662.11 for 2025.

## Council tax

The property is in council tax band A.

## EPC rating

The current EPC rating is C (73), with a potential for C (76).

## 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

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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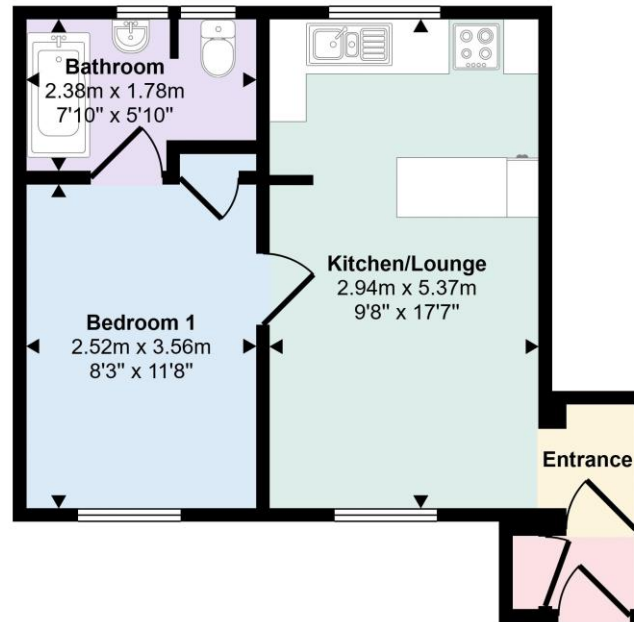


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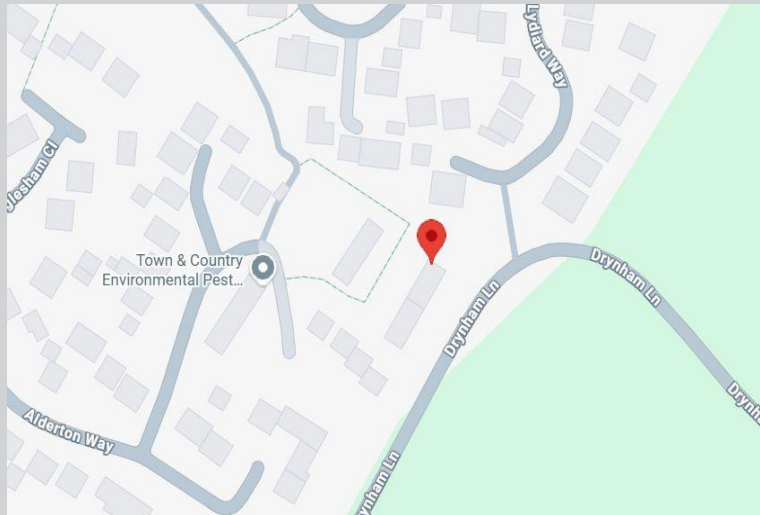
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Approx Gross Internal Area  
33 sq m / 352 sq ft



Floorplan

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

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