



**Wrights**  
01225 755553

Roman Place, Westbury, Wiltshire, BA13 4GH

Offers over  
£170,000

This modern and well presented two double bedroom ground floor apartment is conveniently located within a short distance of Westbury railway station. The accommodation comprises an open plan kitchen/dining and living area, two well proportioned bedrooms and a stylish bathroom. Further features include gas central heating, PVCu double glazing and an allocated parking space.

The property is offered for sale with the benefit of no onward chain.

### Situation

The property is situated within easy walking distance of Westbury railway station, offering a rail service to Bath Spa, Bristol Temple Meads, Swindon and direct to London Paddington. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.



**Modern two double  
bedroom apartment**

**Ground floor**

**Conveniently situated  
close to the railway  
station**

**Open plan kitchen/diner  
and living room**

**Modern bathroom**  
**Gas central heating**  
**PVCu double glazing**  
**Allocated parking**  
**No onward chain**



## The property comprises

### Hallway

With video and phone intercom, radiator and airing cupboard.

### Open plan kitchen/Diner and Living Room

*11' 4" x 18' 5" (3.46m x 5.61m) max*

The kitchen area offers a range of eye level and base units with worktop over, integrated electric oven and induction hob with extractor hood over, integrated fridge/freezer, stainless steel sink and drainer unit, space for washing machine and dishwasher and inset ceiling spotlights. The living area features a radiator, cupboard housing gas combi boiler and PVCu double glazed window.

### Bedroom 1 *10' 6" x 13' 5" (3.20m x 4.09m) max*

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

### Bedroom 2

*10' 6" x 8' 4" (3.19m x 2.54m)*

With radiator and PVCu double glazed window to the front.

### Bathroom

With white suite comprising bath with mains rainfall shower over, floating W.C and hand basin, heated towel rail, inset ceiling spotlights and obscured PVCu doubled glazed window to the rear.

## Externally

### Parking

Allocated parking for one vehicle.

### Tenure

The property is sold as leasehold with 999 years remaining on the lease. Service charges and ground rent are currently £1,272.47 per year.

### Council Tax

The property is in council tax band B.

### EPC rating

The current EPC rating is B (82)

### 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 - 1800Mbps

### Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.



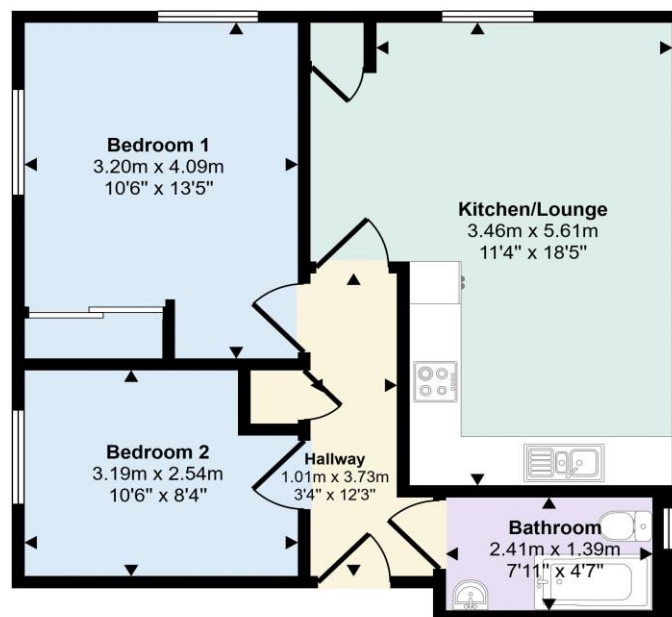


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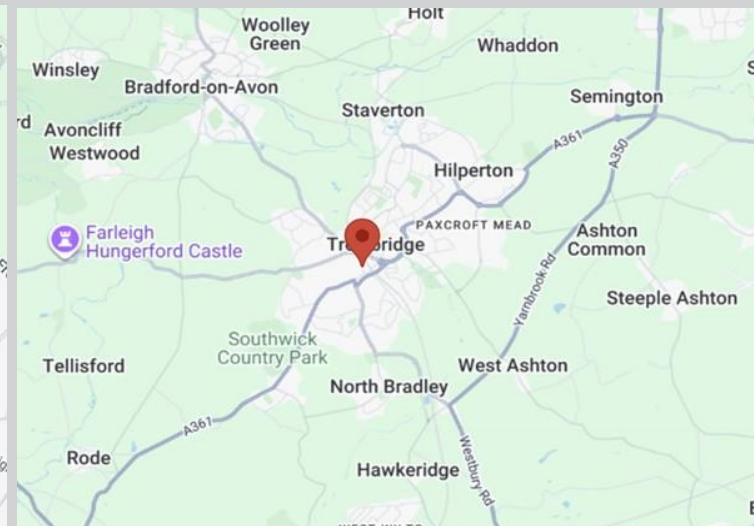
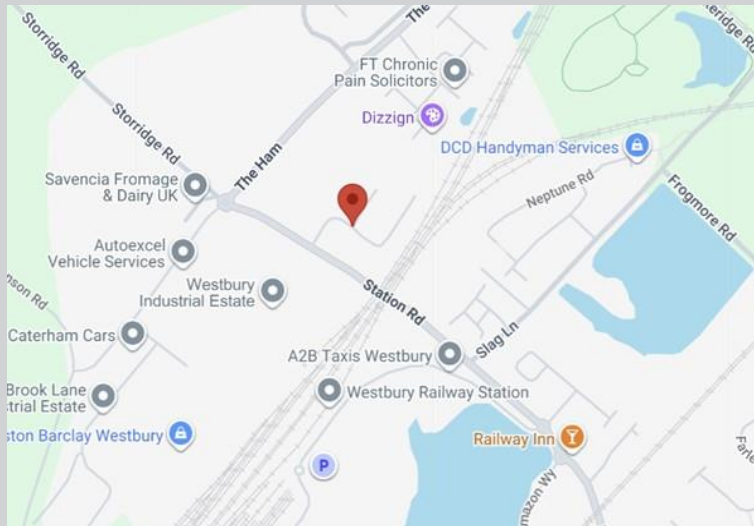
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Approx Gross Internal Area  
52 sq m / 563 sq ft



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

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.