



Wrights
01225 755553

Princess Gardens, Trowbridge, Wiltshire, BA14 7PT

Offers in Excess of
£175,000

This beautifully presented two bed first floor maisonette flat is situated on a quiet cul-de-sac within the popular village of Hilpertown Marsh.

Features include a spacious lounge, two well appointed bedrooms, a private front garden space, driveway parking for two vehicles, electric heating and PVCu double glazing throughout. The property also benefits a large open loft space with potential for conversion with appropriate permissions.

Sold with a share of the freehold.



Two bedroom apartment
Situated across the first floor

Beautifully presented
Driveway parking for two vehicles

Private garden space

Situation

The property is situated on a quiet residential cul-de-sac within the desirable village of Hilpertown Marsh. Trowbridge town centre is 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 (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Cul-de-sac location within Hilpertown Marsh

Electric heating

PVCu double glazing throughout

Share of freehold



The property comprises

Ground Floor

Entrance Hall

With electric heater, PVCu double glazed window to the side and stairs leading to the first floor.

First Floor

Landing

With PVCu double glazed window to the side.

Hallway

With built in storage cupboards and loft hatch.

Kitchen 9' 5" x 9' 4" (2.86m x 2.85m)

With a range of eye level and base units, worktops with tiled splashbacks, integrated oven and hob with extractor hood over, sink and drainer unit, space for fridge/freezer, washing machine, dryer and dishwasher, and PVCu double glazed window to the rear.

Lounge 14' 11" x 12' 1" (4.54m x 3.69m)

With wall mounted electric heater and PVCu double glazed window to the front.

Bedroom 1 10' 11" x 12' 1" (3.32m x 3.68m)

With built in wardrobe, wall mounted electric heater and PVCu double glazed window to the rear.

Bedroom 2 10' 4" x 9' 6" (3.16m x 2.9m) max

With built in wardrobe, wall mounted electric heater and PVCu double glazed window to the front.

Bathroom 4' 10" x 9' 5" (1.47m x 2.86m)

With white suite comprising bath with electric shower attachment, W.C and sink with vanity unit, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

With off road driveway parking for two vehicles. The property also benefits from a front garden mostly laid to lawn with a walkway leading to the front door.

Tenure

The property is sold with a share of the freehold, with a 999 year lease which commenced in 2006, with 979 years remaining. There is no ground rent payable and service charges are approximately £220 per annum.

Council Tax

The property is currently in council tax band B.

EPC rating

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



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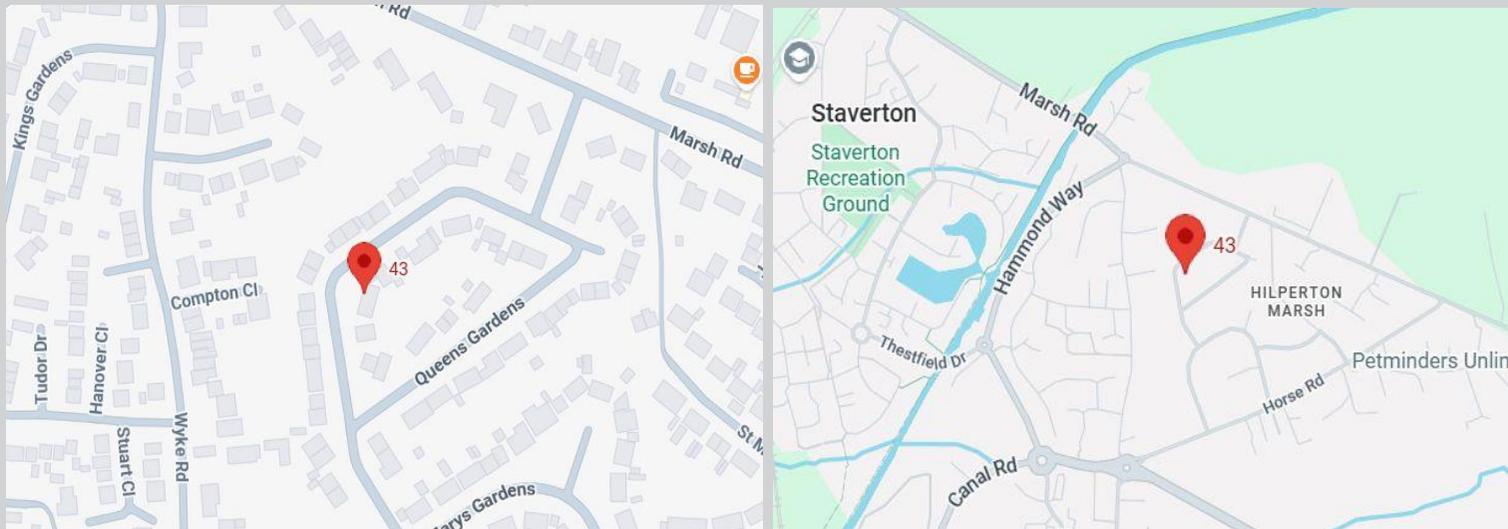
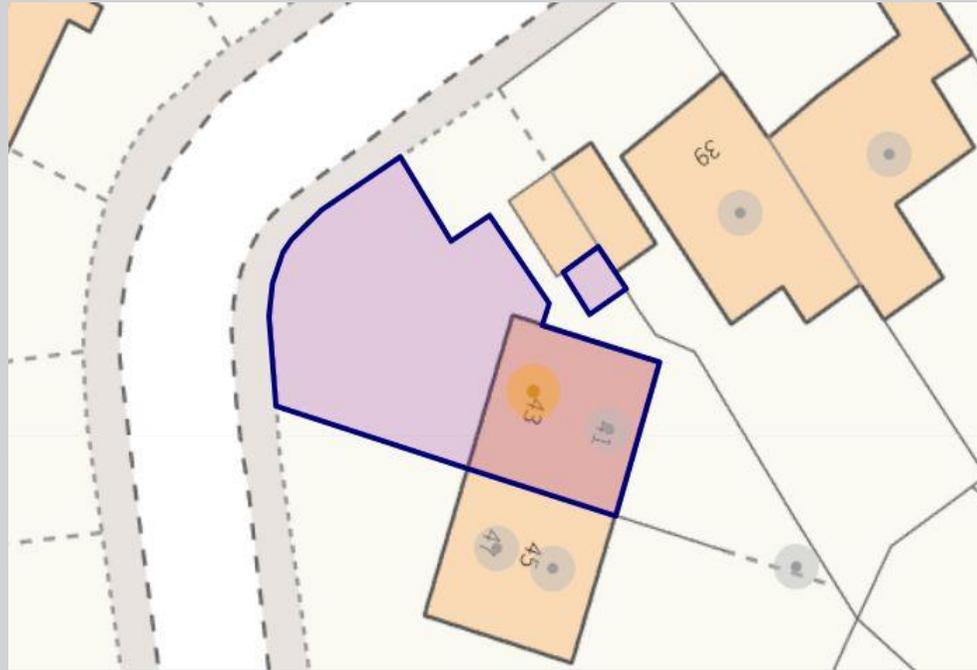
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Approx Gross Internal Area
60 sq m / 642 sq ft



First Floor

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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