20 Conigre Square

Trowbridge BA14 8LJ

A two bedroom modern second floor apartment situated within the town centre close to shops, supermarket and railway station. This ideal first time or investment purchase boasts neutral décor, wood effect floorings, living/dining room open plan to fitted kitchen, bathroom, gas central heating system and double glazing. Additional features include secured entry system and allocated parking space. Viewing is highly recommended, no onward chain.

Offers Over £140,000

Hallway
Door to the communal hallway. Radiator. Smoke alarm. Entry phone. Wood effect flooring. Doors off to the bedrooms, bathroom and double doors into the:

Living/Dining Area
15'10" x 11'6" (4.83 x 3.51)
Double glazed French doors to the front with Juliet balcony. Two radiators. Wood effect flooring. Television and telephone points. Open plan to the:

Kitchen Area
10'3" x 7'0" (3.12 x 2.13)
Selection of wall and base mounted units with tiled surrounds, under cupboard lighting and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel fan assisted electric oven and four-ring gas hob with extractor canopy over. Integrated washing machine and fridge/freezer. Tiled flooring. Enclosed boiler.

Bedroom One
14'0" x 8'2" (4.27 x 2.49)
Double glazed window to the rear. Radiator. Built-in double wardrobe. Airing cupboard.

Bedroom Two
10'1" x 9'0" (3.07 x 2.74)
Double glazed window to the rear. Radiator. Built-in double wardrobe.

Bathroom
Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over and screen enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Wood effect flooring.

EXTERNALLY

Allocated Parking Space

Communal Areas
Courtyard area with parking space access via electric security gates. Covered refuse area.

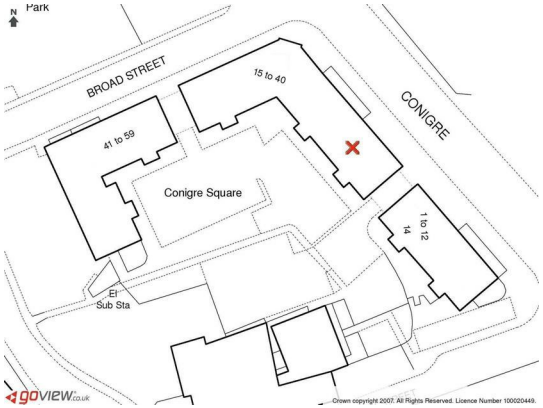
LEASEHOLD:
999 YEARS FROM 2004.

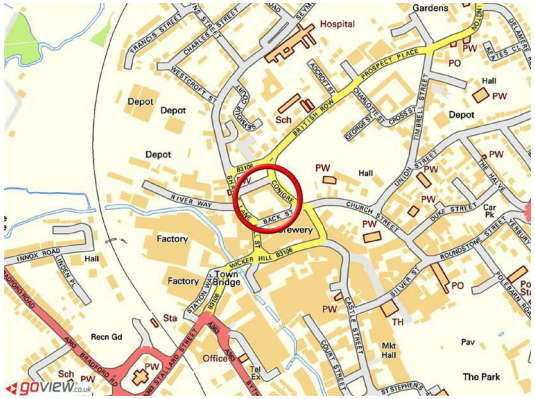
MANAGEMENT CHARGES:
Service Charges - £184.69 paid monthly.

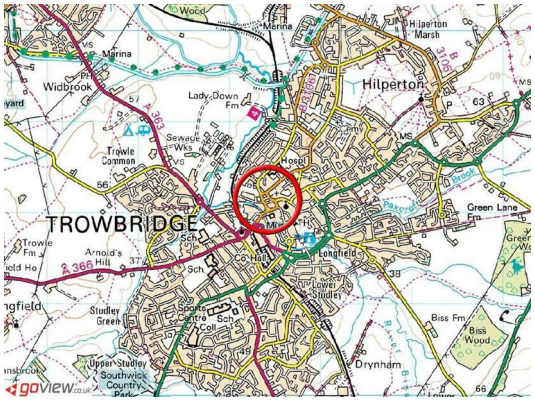
Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **B**

Second Floor
Approx. 55.0 sq. metres (592.2 sq. feet)

Total area: approx. 55.0 sq. metres (592.2 sq. feet)







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.