



## 7 Ushers Court Trowbridge BA14 8GH

Super value two double bedroom town centre apartment in gated development with private parking space, double glazing and gas central heating. The CHAIN FREE property is located on the top (second) floor of this purpose built block and features accommodation comprising private hallway off top floor landing, lounge/diner open to fitted kitchen with integrated appliances, two double bedrooms with wardrobes in each and a bathroom with shower over the bath. This is an excellent first home, downsize or rental property situated in the heart of town within minutes' walk of the rail station and cinema complex.

**Offers Over £115,000**





## ACCOMMODATION

All measurements are approximate

### Hallway

Door to the communal landing. Radiator. Entry phone. Thermostat. Fuse box. Access to loft space. Panelled doors off and into: storage cupboard.

### Lounge/Diner

12'6" x 11'10" (3.82 x 3.60)

Double glazed window to the front. Radiator. Television and telephone points. Open plan to the:

### Kitchen

9'1" x 6'1" (2.76 x 1.86)

Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated fridge/freezer and washing machine. Enclosed Worcester combi boiler. Vinyl flooring and inset ceiling spotlights.

### Bedroom One

11'10" x 8'6" (3.60 x 2.60)

Double glazed window to the rear. Radiator. Built-in double wardrobe with hanging rail and shelving. Television and telephone points.



### **Bedroom Two**

9'3" x 9'2" min (2.82 x 2.8 min)  
Double glazed window to the rear.  
Radiator. Freestanding triple wardrobe  
with hanging rail and shelving included.

### **Bathroom**

Chrome towel radiator. Three piece  
white suite with tiled surrounds  
comprising panelled bath with mains  
shower over, pedestal wash hand basin  
and w/c with dual push flush. Shaving  
point and extractor fan. Vinyl flooring.

### **EXTERNALLY**

#### **Allocated Parking Space**

#### **TENURE:**

999 years from 2009

#### **GROUND RENT:**

£89.50 bi-annually - Reviewed every  
15 years

#### **SERVICE CHARGE:**

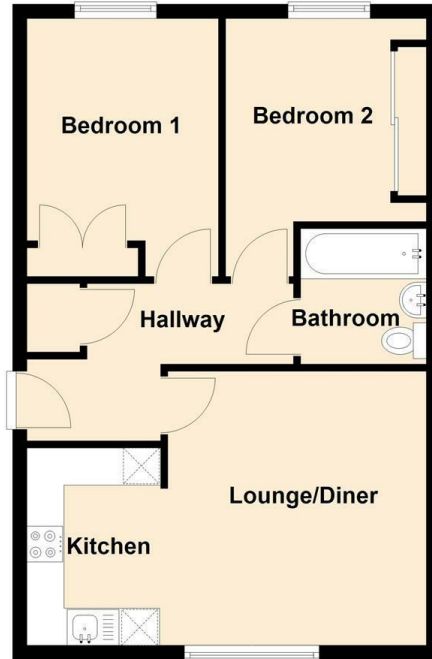
£210.00pcm - Reviewed annually



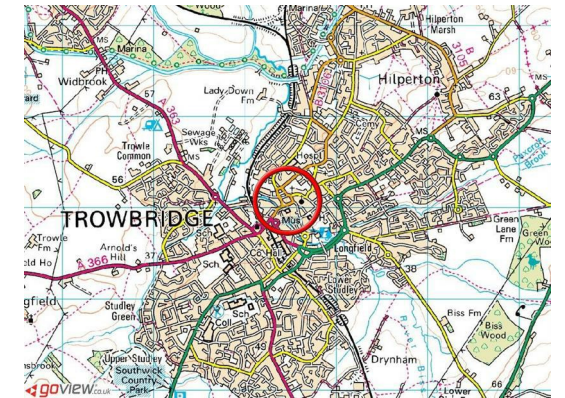
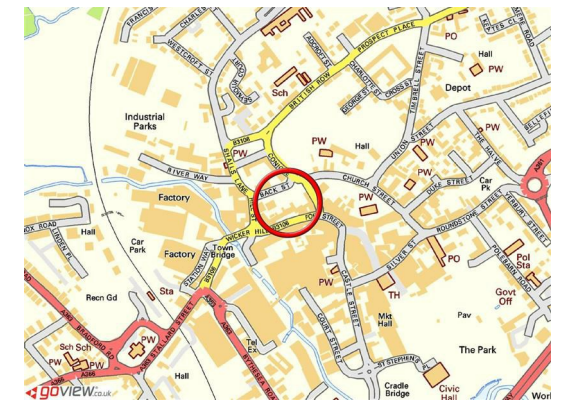
Tenure **Leasehold**  
Council Tax Band **B**  
EPC Rating **C**

### Second Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



Total area: approx. 48.9 sq. metres (525.9 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.