



24 Conigre Square

Trowbridge BA14 8LJ

A well presented two double bedroom first floor flat with open plan living space and parking, centrally located within a short walk of amenities including train station, shops, restaurants and supermarket. Accommodation comprises entrance hall, living/dining room open plan to kitchen with integrated appliances, two double bedrooms with built-in wardrobes and bathroom. Benefits include double glazing, gas central heating with combi boiler, entry phone system and secure allocated parking space. Ideal investment - Offered for sale with no onward chain.

Offers Over £140,000



ACCOMMODATION

All measurements are approximate

Hallway

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

Living/Dining Area Open Plan to Kitchen

Living/Dining Area

16'3 x 11'2 (4.95m x 3.4m)
Double glazed French doors to the front with Juliet balcony. Two radiators. Television and telephone points. Wood effect flooring. Open plan to the:

Kitchen Area

10'9 x 7'0 (3.28m x 2.13m)
Range of wall, base and drawer units with metro tiled surrounds and rolled top work surfaces and under pelmet lighting. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel fan assisted oven and four-ring gas hob with extractor canopy over. Integrated washer/dryer and fridge/freezer. Wood effect flooring.

Bedroom One

14'0 x 8'8 (4.27m x 2.64m)
Double glazed window to the rear.
Radiator. Built-in double and single
wardrobes. Television point.

Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)
Double glazed window to the rear.
Radiator. Built-in wardrobe. Airing
cupboard housing combi boiler.

Bathroom

Radiator. Three piece white suite with
part tiled surrounds comprising
panelled bath with mains shower over
and glass screen enclosing, pedestal
wash hand basin and w/c. Tiled effect
vinyl flooring. Extractor fan and shaving
point.

EXTERNALLY**Allocated Parking Space**

Located directly to the front. Access
via electric security gates.

Communal Areas

Courtyard with established borders.
Covered refuse area. Bike racks.

LEASEHOLD:

999 years from 1st January 2004

MANAGEMENT CHARGES:

£2,031.03pa to include buildings
insurance and ground rent.



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



Total area: approx. 55.4 sq. metres (596.6 sq. feet)

KINGSTONS
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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.

