



**KINGSTONS**



## **14 Finch Court**

**Trowbridge BA14 7FZ**

**\*\*Cash Buyers Only\*\*** A beautifully presented, newly decorated and carpeted two bedroom, first floor apartment situated within a small development on the West Ashton side of town close to riverside walks, St Stephens Place cinema/restaurant complex and town centre. This ideal BTL or first time purchase features a secured entry system, kitchen/dining area with integrated appliances & island unit, living area with Juliet balcony, bathroom with mains shower, two good sized bedrooms, uPVC double glazing, gas central heating system and allocated parking space. Viewing is highly recommended, no onward chain.

**Offers Over £142,000**



## **ACCOMMODATION**

All measurements are approximate

### **Communal Entrance Hall**

Communal notice board. Letter box. Fire door leading to stairwell with stairs to all floors.

### **FIRST FLOOR**

#### **Communal Landing**

Panelled door to personal storage cupboard for flat. Door to the flat.

#### **Hallway**

Mat-well. Radiator. Entry phone. Telephone point. Thermostat. Wood effect flooring. Doors off and into: storage cupboard.

#### **Open Plan Kitchen/Dining/Living Room**

23'9 x 12'1 (7.24m x 3.68m)

#### **Living Area**

UPVC double glazed French doors to the front with Juliet balcony and fitted shutters. UPVC double glazed window to the side. Radiators. Television and telephone points.

### **Kitchen/Dining Area**

UPVC double glazed window to the front. Radiator. Range of modern wall and base mounted units with tiled surrounds and wood effect rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Freestanding island unit/breakfast bar. Space for fridge/freezer. Smoke alarm. Wood effect vinyl flooring. Cupboard housing ideal combi boiler. Open plan to the:

### **Bedroom One**

12'6 x 8'11 max (3.81m x 2.72m max)

UPVC double glazed windows to the side and rear. Radiator. Built-in triple wardrobe with sliding mirrored doors enclosing.

### **Bedroom Two**

8'10 x 6'9 (2.69m x 2.06m)

UPVC double glazed window to the rear. Radiator.

### **Bathroom**

Tower radiator. Three piece white suite with part tiled surrounds comprising panelled shower end bath with mains shower over and glass screen

enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring. Shaving point and extractor fan.

### **EXTERNALLY**

#### **Allocated Parking Space**

#### **AGENTS NOTE:**

All the furniture in bedroom two, the island unit with two breakfast bar stools and the curtains and blinds are included. We have also been advised the Fridge freezer is less than three months old.

#### **LEASEHOLD:**

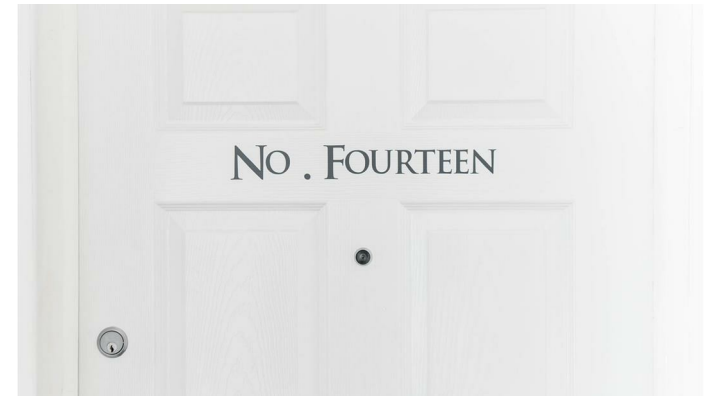
999 years from 1st January 2014 - 988 years remaining

#### **GROUND RENT:**

£180pa - Ground Rent Review Period/  
Ground Rent Increase: The rent shall increase by £10.00 on 1st January following the 3rd anniversary of the date of this lease and every third anniversary thereafter

#### **MANAGEMENT CHARGE:**

£109.00 per calendar month



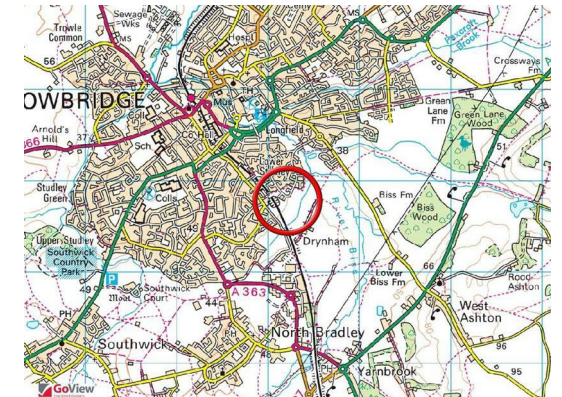
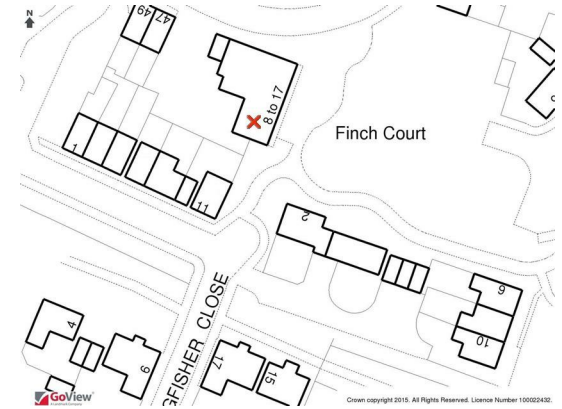
Tenure **Leasehold**  
Council Tax Band **B**  
EPC Rating **B**

### First Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 sq. feet)



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

### Contact

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.