56 Conigre Square

Trowbridge BA14 8LJ

A fantastic opportunity to purchase a surprisingly spacious THREE DOUBLE bedroom first floor apartment situated within the town centre close to shops, supermarket and railway station. This modern, ideal first time or investment purchase boasts neutral décor, large living/dining room open plan to fitted kitchen with integrated appliances, bathroom with shower, gas central heating system and double glazing. Additional features include secured entry system, secure allocated parking space accessed by electric gates and enclosed refuse store. Viewing is highly recommended, no onward chain.

Asking Price £140,000

ACCOMMODATION

All measurements are approximate

Entrance Hall

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

Living/Dining Room Open Plan to Kitchen

16'9" x 16'4" max (5.11 x 4.98 (5.10 x 4.97) max)
Double glazed window to the front. Two radiators. Television and telephone points. Open plan to the:

Living/Dining Area

16'4" x 11'1" (4.98 x 3.38)
Double glazed window to the front. Two radiators. Television and telephone points. Open plan to the:

Kitchen Area

10'8" x 6'2" (3.25 x 1.88)
Selection of wall and base mounted units with 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. Tiled effect flooring.

Bedroom One
14'7" x 8'0" (4.45 x 2.44)
Double glazed window to the rear. Radiator.

Bedroom Two
11'10" x 8'7" (3.61 x 2.62 (3.60 x 2.61))
Double glazed window to the rear. Radiator. Built-in double and single wardrobes. Television point.

Bedroom Three
9'3" x 9'1" (2.82 x 2.77)
Double glazed window to the rear. Radiator. Built-in wardrobe. Door to airing cupboard housing combi boiler.

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

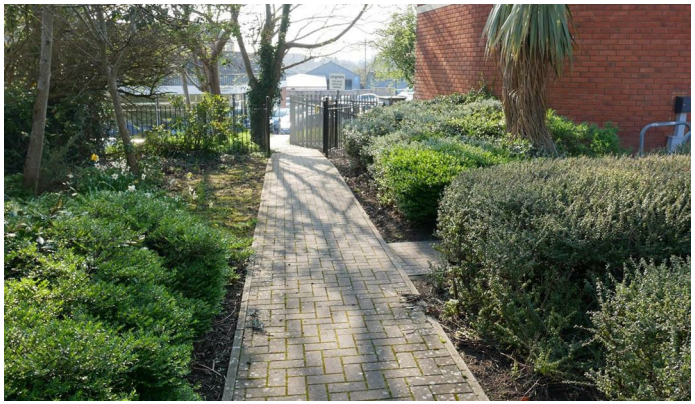
EXTERNALLY

Allocated Parking Space

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

LEASEHOLD:
999 years from 2004

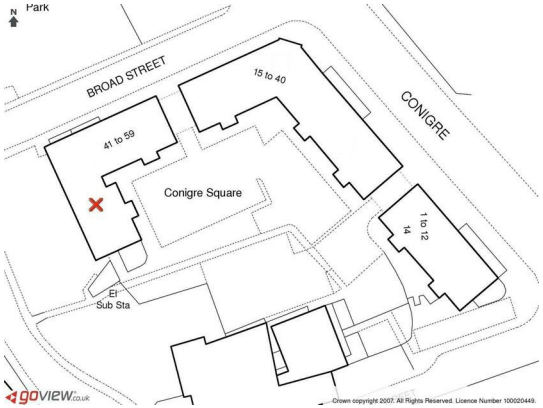
MANAGEMENT CHARGES:
£2,466.97pa (2025/26) to include buildings insurance and ground rent.

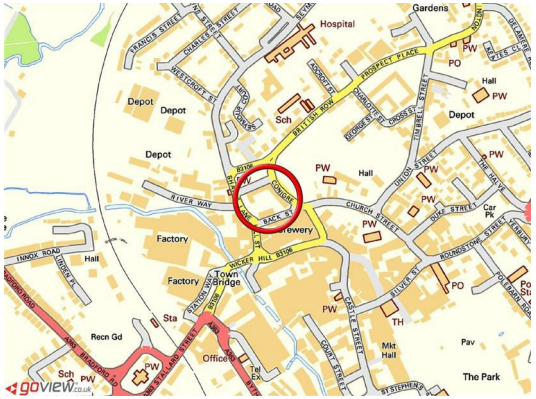


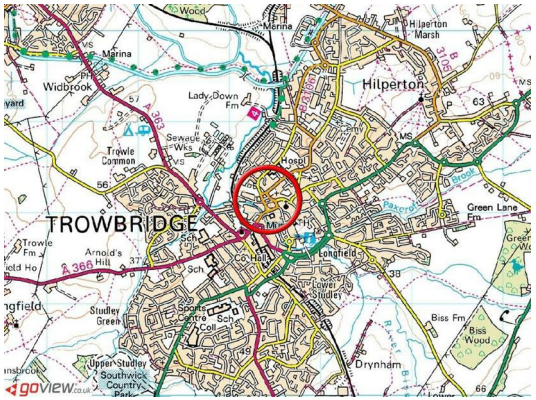
Tenure **Leasehold**
Council Tax Band **B**
EPC Rating **C**

First Floor

Approx. 66.7 sq. metres (717.7 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.