



**Connells**

Conigre Square  
TROWBRIDGE



### Property Description

A well-presented, modern three-bedroom ground floor flat situated in a prime town centre location. The property offers allocated parking and is conveniently positioned within walking distance of local shops, amenities, and the railway station. Viewing is strongly advised as available with NO ONWARD CHAIN.

### Entrance

Private front door from communal entrance. Opens to Entrance Hall.

### Entrance Hall

Double doors to Living Area. Doors to Bedrooms & Bathroom. Radiator.

### Living Area

Open plan living / kitchen area. Window to side. Radiator.

Kitchen area comprises a range of wall, base & drawer units with work surfaces over and splashback tiling. Inset sink and drainer. Built in oven and inset hob with cooker hood over.

### Bedroom One

Window to side. Radiator.

### Bedroom Two

Window to side. Built in storage cupboards. Radiator.

### Bedroom Three

Window to side. Built in airing cupboard housing gas fired boiler serving heating and hot water. Further storage cupboard. Radiator.

Cont'd.....

## Bathroom

Three piece suite comprising panel enclosed bath with mixer tap shower attachment, pedestal wash hand basin and low level wc. Partly tiled. Radiator.

## Parking

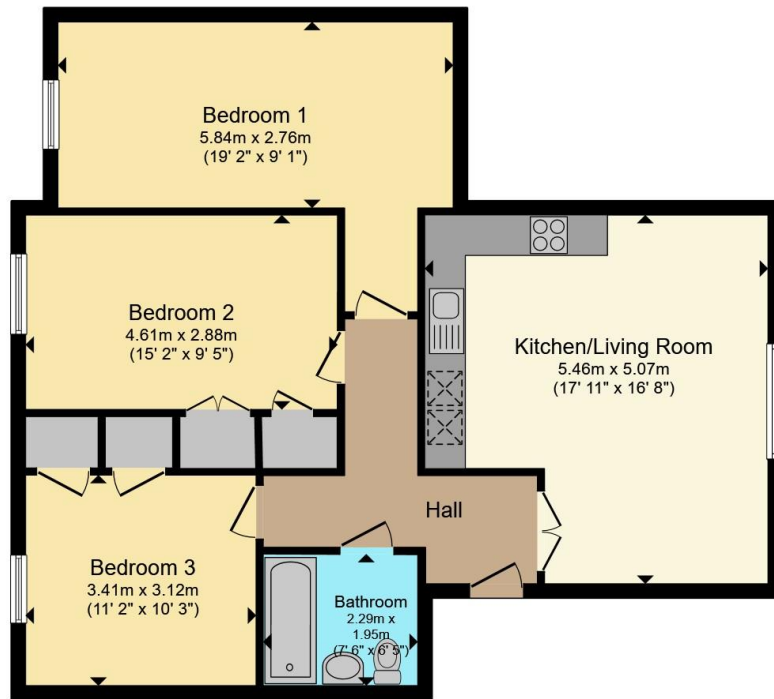
The property is afforded a parking space in the residents parking area.

## Agents Note

Please be advised that the annual service charge paid also covers a charge for ground rent and buildings insurance.

Current interior photo's have been enhanced.





**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
 TROWBRIDGE BA14 8HA

EPC Rating: B Council Tax Band: C

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWB307934](http://connells.co.uk/Property/TWB307934)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: TWB307934 - 0006