



**Connells**

Roundstone Court, Roundstone Street  
Trowbridge



## Property Description

Two Bedroom Apartment located in the heart of Trowbridge Town Centre, offering great access to nearby amenities.

Accommodation comprises Entrance Hall, Open Plan Lounge / Kitchen, Two Bedrooms & Bathroom. There are communal gardens at the rear, available to make use of by the flats.

The property is available with No Onward Chain and a viewing is highly recommended in order to appreciate & secure.

## Entrance Hall

Door from Communal Area. Private door opening to Entrance Hall. Doors to Lounge, Bedrooms & Bathroom. Laminate flooring.

## Open Plan Lounge / Kitchen

15' 2" x 14' 5" ( 4.62m x 4.39m )

Light and airy open plan Lounge / Kitchen with double glazed windows to front and side aspects.

## Kitchen

Modern fitted kitchen comprising wall, base and drawer units with wood effect work surfaces over and matching upstands. Inset stainless steel sink and drainer. Built in oven and inset hob with glass splashback and cookerhood over. Integrated appliances include fridge freezer and washer / dryer.

## Lounge Area

TV point. Radiator. Door back to Entrance Hall.

## Bedroom One

11' 4" x 11' 2" ( 3.45m x 3.40m )

Two double glazed windows to side aspect.  
TV point. Radiator.

## Bedroom Two

13' 5" x 9' 11" ( 4.09m x 3.02m )

Double glazed window to front aspect. TV  
point. Radiator.

## Bathroom

Modern three piece suite comprising bath with  
wall mounted shower over, wash hand basin  
and low level wc. Shaver point. Extractor  
fan. Heated towel rail / radiator. Part tiled  
walls.

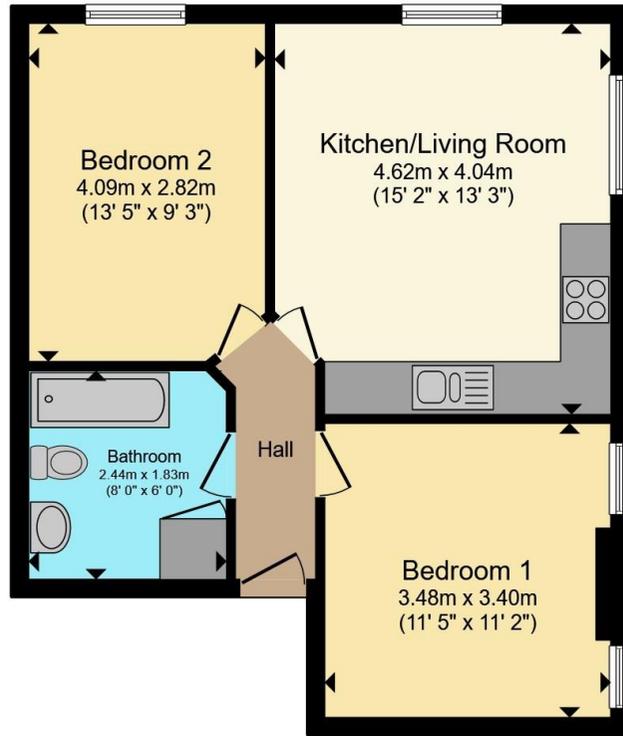
## Communal Gardens

To the rear of the flats there is an Enclosed &  
Good Size Rear Garden that is available for  
use by all flats.

## Parking

There is a large car park at the end of  
Roundstone St. Permits available through  
Wiltshire Council at a cost of £748 per year  
which equates to around £14 per week.





Total floor area 51.0 m<sup>2</sup> (549 sq.ft.) approx

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: C Council Tax Band: A

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWB307866](http://connells.co.uk/Property/TWB307866)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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Property Ref: TWB307866 - 0003