

Wrights
01225 755553

Southfield Court, Alma Street, Trowbridge, Wiltshire, BA14 7EZ

£125,000

This spacious one double bedroom first floor apartment is situated within easy reach of Trowbridge. Features include a spacious lounge, separate kitchen, double bedroom with built in wardrobe and bathroom with shower over the bath. Further features include a private entrance, PVCu double glazing, gas central heating and two allocated parking spaces. Ideal Buy to Let with tenant in place.

Sold with no onward chain.



One bedroom first floor apartment

Gas central heating

PVCu double glazing

Two allocated parking spaces

Private entrance

Spacious lounge and separate kitchen

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools.

The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

Double bedroom with built in wardrobe

Bathroom with shower over the bath

Ideal Buy to Let with tenant in place

No onward chain



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

The property comprises

Ground Floor

Entrance Hall
With PVCu double glazed front door and stairs to the first floor.

First Floor

Hallway
With double panel radiator and large storage cupboard.

Lounge *14' 9" x 10' 10" (4.50m x 3.29m)*
With two double panel radiators, television point, telephone point and PVCu double glazed window.

Kitchen *6' 2" x 7' 10" (1.89m x 2.38m)*
With a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven and four ring gas hob with extractor hood over, sink/drainer, space for fridge and washing machine, wall mounted gas combi boiler and PVCu double glazed window.

Bedroom 1 *11' 5" x 10' 1" (3.49m x 3.08m)*
With double panel radiator, built in wardrobe, television point and PVCu double glazed window.

Bathroom
With white suite comprising bath with shower attachment, low level w.c, pedestal hand basin, double panel radiator and extractor fan.

Externally
The property is sold with two allocated parking spaces.

Council tax
The property is currently in council tax band A.

Tenure
The property is sold as leasehold with 974 years remaining on the lease. Service charges are currently £50 per month.

Energy Performance
The current EPC rating is C (74), with a potential for C (77).

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.





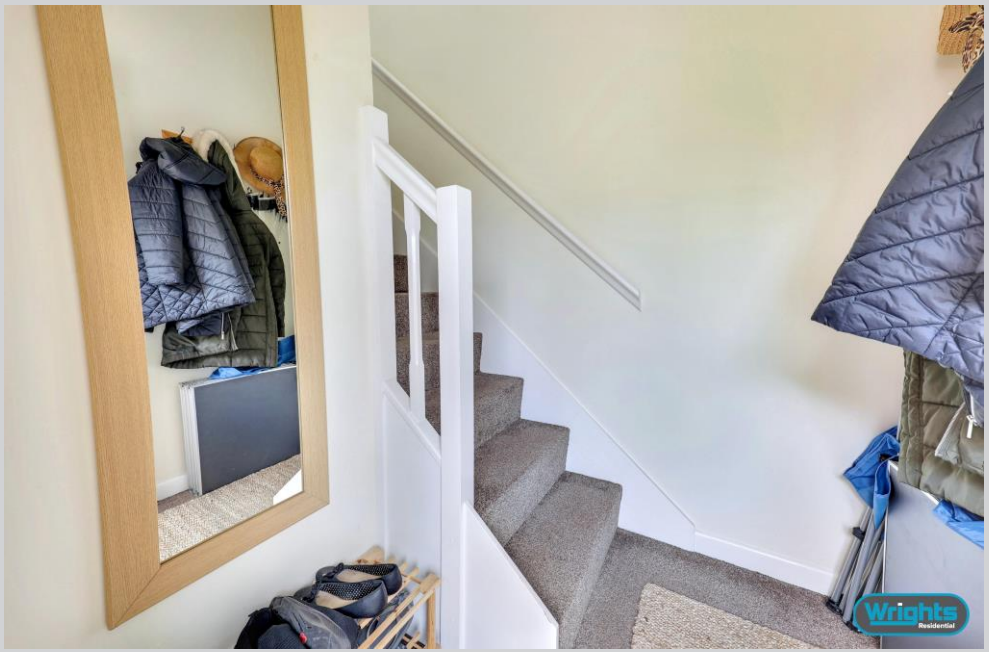






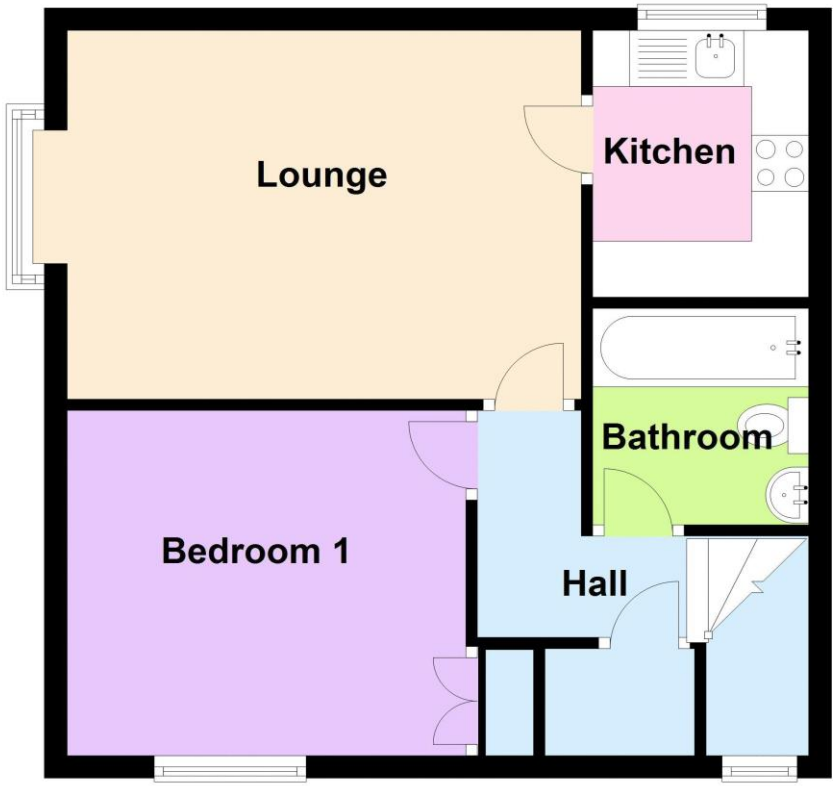
Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553





First Floor

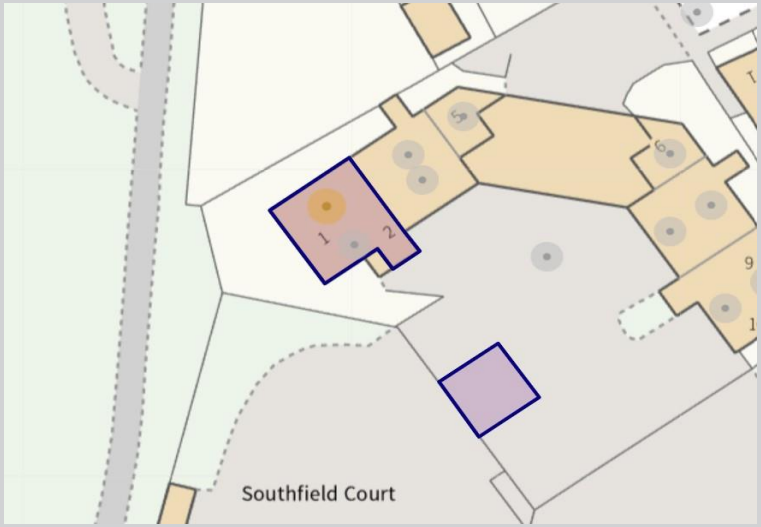
Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 42.2 sq. metres (453.7 sq. feet)







Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.