



## 21 Ushers Court

Trowbridge BA14 8GH

A modern second floor apartment situated within the town centre close to shops, railway station and bus stop. The spacious and freshly redecorated interior boasts modern kitchen with integrated appliances open plan to living room, two double bedrooms and bathroom.

Benefits include brand new carpets throughout, secure entry system, double glazing, electric heating and allocated parking space in secure gated courtyard. Ideal first time or investment purchase, viewing highly recommended - No Chain.

**Guide Price £130,000**





## **ACCOMMODATION**

All measurements are approximate

### **Hallway**

Door to the communal landing. Electric heater. Entry phone. Telephone point. Thermostat. Fuse box. Panelled doors off and into: large storage cupboard housing hot water tank.

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

21'0 x 14'7 max (6.4m x 4.45m max)

### **Living Area**

Double glazed window to the front. Two electric heaters. Television and telephone points. Open plan to the:

### **Kitchen**

Double glazed window to the front. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring electric hob with extractor hood over. Integrated fridge/freezer and washing machine. Vinyl flooring and inset ceiling spotlights.

### **Bedroom One**

11'11 x 8'9 (3.63m x 2.67m)

Double glazed window to the side.

Electric heater. Built-in double wardrobe with hanging rail and shelving.

Television and telephone points.

### **Bedroom Two**

11'11 x 6'5 (3.63m x 1.96m)

Double glazed window to the side.

Electric heater.

### **Bathroom**

Chrome heated towel rail. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Vinyl flooring.

### **EXTERNALLY**

#### **Allocated Parking Space**

#### **TENURE:**

999 years from 2009

#### **GROUND RENT:**

£89.50 bi-annually - Reviewed every 15 years

#### **SERVICE CHARGE:**

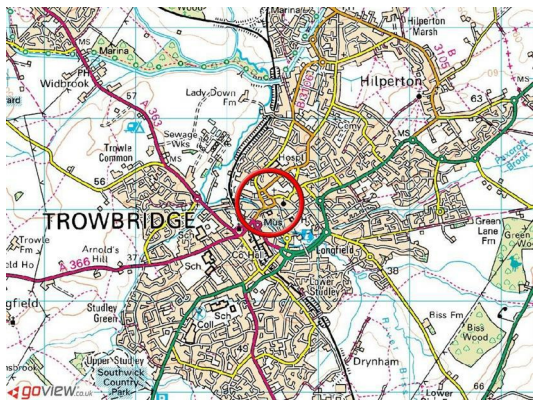
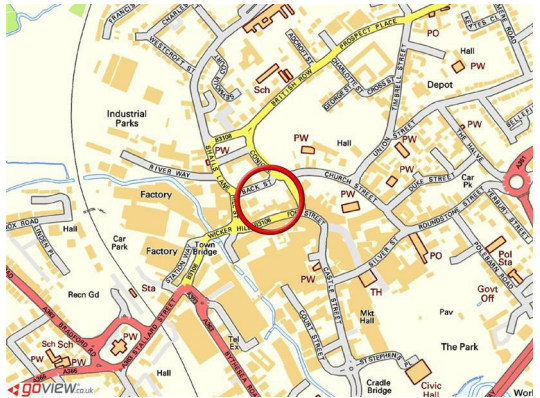
£210.00pcm - Reviewed annually



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



Total area: approx. 51.7 sq. metres (556.1 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.