



📍 14 Finch Court, Trowbridge, Wiltshire, BA14 7FZ

🏠 £155,000

A modern, very well presented, two bedroom, first floor apartment with long lease, UPVC double glazing, gas central heating, allocated parking space and NO ONWARD CHAIN, which is conveniently situated within walking distance of the town centre and numerous amenities.

- Modern, First Floor Apartment Built In 2014
- Well Presented Throughout
- Two Bedrooms
- Light, Dual Aspect Living Space With Juliet Balcony
- Modern Kitchen & Bathroom
- UPVC Double Glazing & Gas Central Heating
- Well Maintained Communal Areas
- Allocated Parking Space
- Less Than A Mile From The Town Centre
- NO ONWARD CHAIN

🏠 Leasehold

🏠 EPC Rating B



The perfect first time buy? A modern, very well presented, first floor apartment with long lease, UPVC double glazing, gas central heating, allocated parking space and NO ONWARD CHAIN, which is conveniently situated within walking distance of the town centre and numerous amenities.

The property offers light and lovingly maintained accommodation comprising; communal entrance hall, communal landing with personal, secure storage cupboard, hall with cupboard off, wonderful, dual aspect living/dining room/kitchen with tall, fixed shutters and double doors opening onto a Juliet balcony, modern kitchen units, built in oven, hob and extractor, freestanding island/breakfast bar and cupboard housing a gas boiler serving the central heating and hot water, dual aspect principle bedroom with built wardrobes, further bedroom and a bathroom with modern, white suite.

Allocated parking space, clearly numbered and situated in the car park to the side of the building.

Situation

Finch Court forms part of a modern development which is situated just under a mile from the centre of Trowbridge. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

Council Tax Band; B

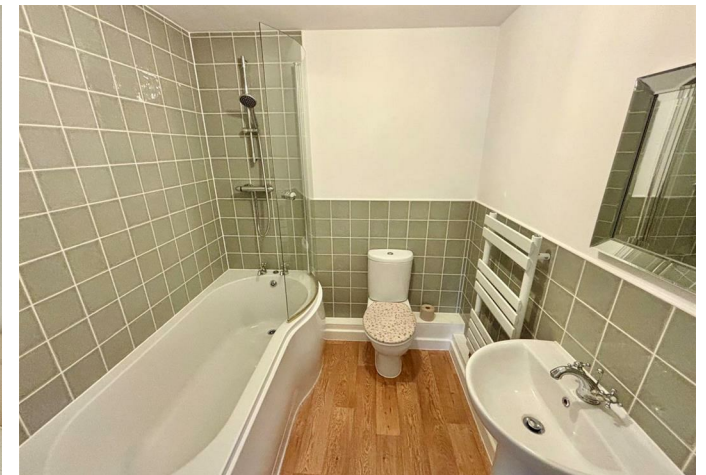
EPC Rating; B

Tenure; Leasehold. 999 Years From 1st January 2014. *Ground Rent £180 Per Annum. Management Fee £145 Per Calendar Month

Mains Gas, Electricity, Water & Drainage

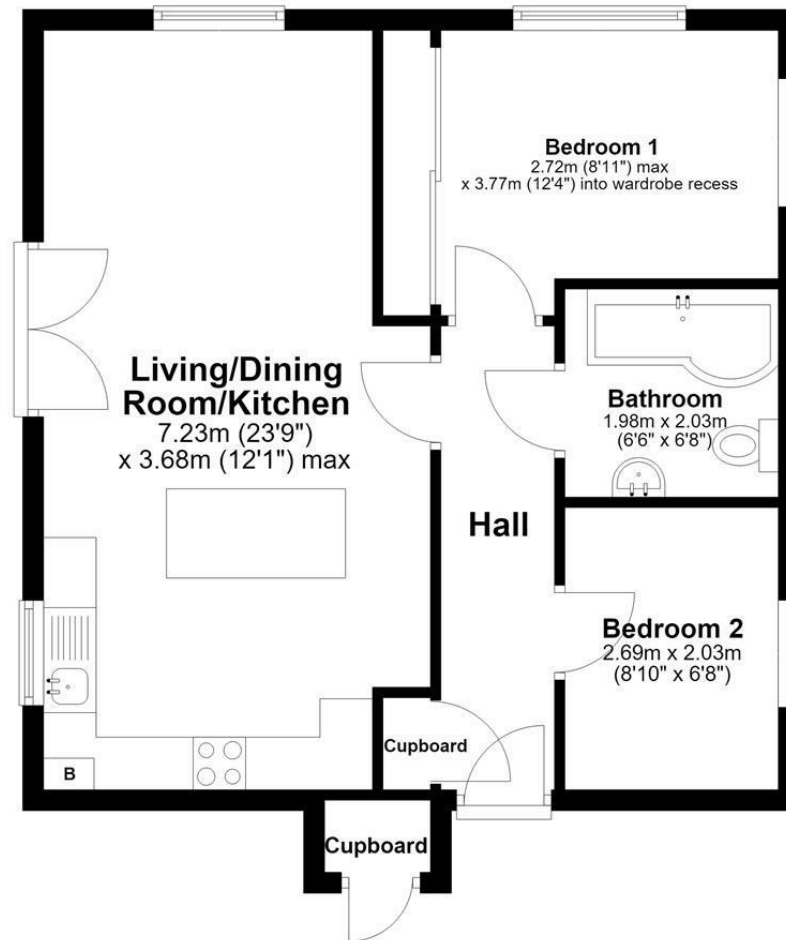
Gas Central Heating

*Ground Rent Review Period/ Ground Rent Increase: The rent shall increase by £10.00 on 1st January following the 3rd anniversary of the date of this lease and every third anniversary thereafter



Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 51.5 sq. metres (554.6 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.