

**TOWN & COUNTRY**

ESTATES



**Barons Crescent, Trowbridge, BA14 7FU**

**£150,000**

## LOCATION

Completed in 2015 on the grounds of the old Trowbridge Rugby Club, Barons Crescent is a small block paved development of modern homes. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A very well presented, spacious and modern top floor apartment. In the property you will find an entrance hall, open plan lounge and kitchen, double bedroom and bathroom. Externally there is an allocated parking space.

## COMMUNAL ENTRANCE HALL

The property is entered via an intercom and buzzer system into a well maintained and tidy communal entrance hall. The apartment can be found on the top floor.

## ENTRANCE HALL

As you enter the property you will enter the entrance hall. The entrance hall has doors to the living room, bedroom, bathroom and storage cupboard.

## LIVING ROOM

18'4 max x 12'2

The living room has a bright and spacious feel and has a radiator, two UPVC double glazed windows and opens into the kitchen area.

## KITCHEN

The modern kitchen has a UPVC double glazed window, a matching range of wall base and drawer units with laminate work surfaces, inset stainless steel sink, built in electric oven, inset gas hob with extractor over, space for washing machine and space for fridge freezer.

## BEDROOM

14,1 max x 8'10

The double bedroom has a UPVC double glazed window and radiator.

## BATHROOM

In the bathroom there is a radiator, extractor, bath with a mains fed shower over, close coupled W.C and a pedestal wash hand basin.

## EXTRIOR

## PARKING

The property benefits from a numbered allocated space.

## ADDITIONAL INFORMATION

Council Tax Band - A

Freehold Company - Greensquare

Lease - 87 years remaining

Service and Maintenance Charge - 132.62 per month.

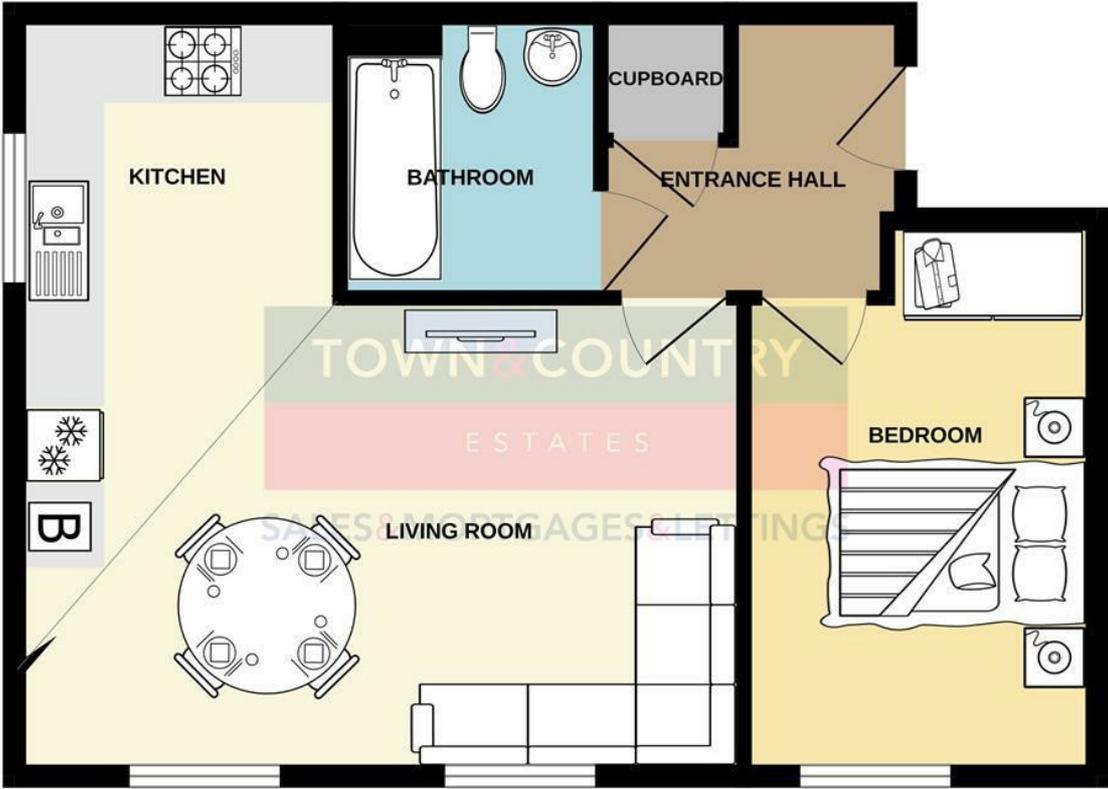






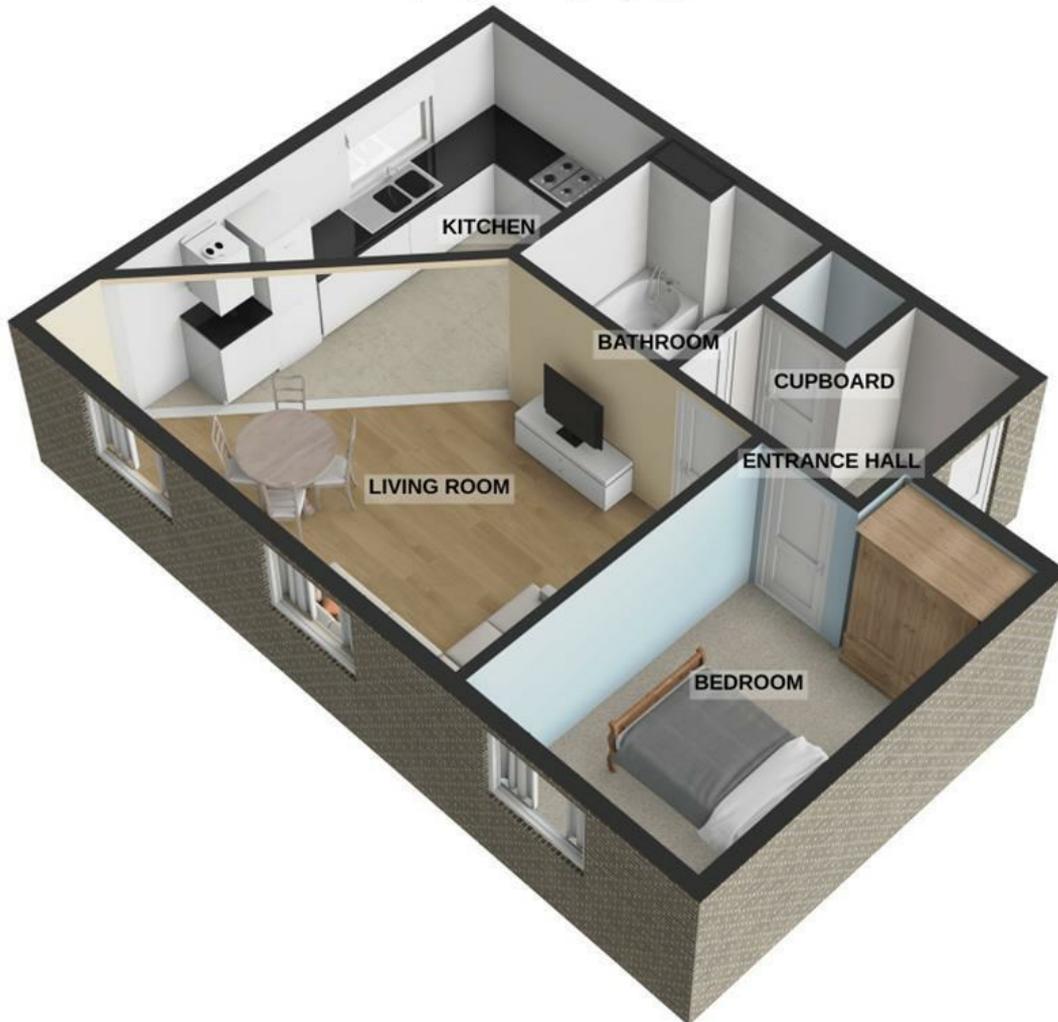


GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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