



Wrights
01225 755553

Conigre Square, Trowbridge, Wiltshire, BA14 8LJ

£140,000

This spacious and well presented two bedroom second floor apartment is situated within the popular Conigre Square in Trowbridge town centre and within walking distance to the railway station. The property offers many features including an open plan Kitchen/living room, two double bedrooms, gas central heating, double glazing and one allocated parking space within a secure gated car park.

Sold with the benefit of no onward chain!
Ideal investment property or first time buy!



**Spacious two bedroom
second floor apartment**

**Situated within
Trowbridge town centre**

**Walking distance to the
railway station**

**Voice and door entry
system**

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

**One allocated parking
space within a secure
gated car park**

Double glazing

Gas central heating

**Ideal first time buy or
buy to let**

No onward chain



The property comprises

Entrance Hall

With wood laminate flooring, intercom phone and radiator.

Lounge

15' 9" x 11' 6" (4.81m x 3.51m)

With two radiators and double glazed Juliet balcony to the front. Open plan into...

Kitchen

10' 2" x 7' 4" (3.11m x 2.23m)

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 and integrated fridge freezer and washing machine.

Bedroom 1

13' 10" x 10' 2" (4.22m x 3.11m)

With radiator, built in wardrobe, storage cupboard and double glazed window to the rear.

Bedroom 2

9' 10" x 9' 1" (2.99m x 2.76m)

With radiator, built in wardrobe, cupboard housing Ideal gas combi boiler and double glazed window to the rear.

Bathroom

With white suite comprising bath with mains shower over, low level w.c and pedestal hand basin, radiator and extractor fan.

Externally

One allocated parking space within the secure gated car park.

Council tax

The property is currently in band B with the rate payable for 2021/2022 being £1,607.83.

Tenure

The property is sold with a 999 year lease which commenced in 2004. Service charges are frozen for 2021 at approximately £112.50 per month, which includes buildings insurance.



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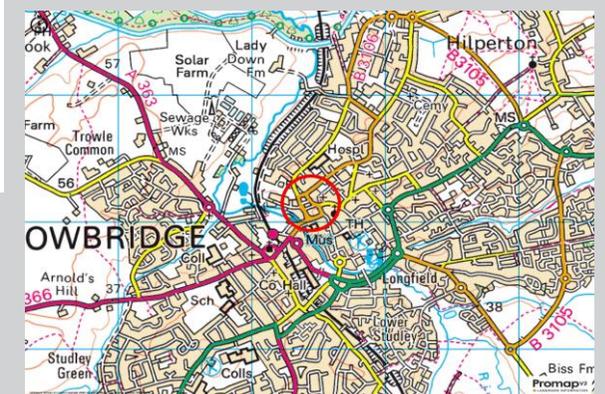


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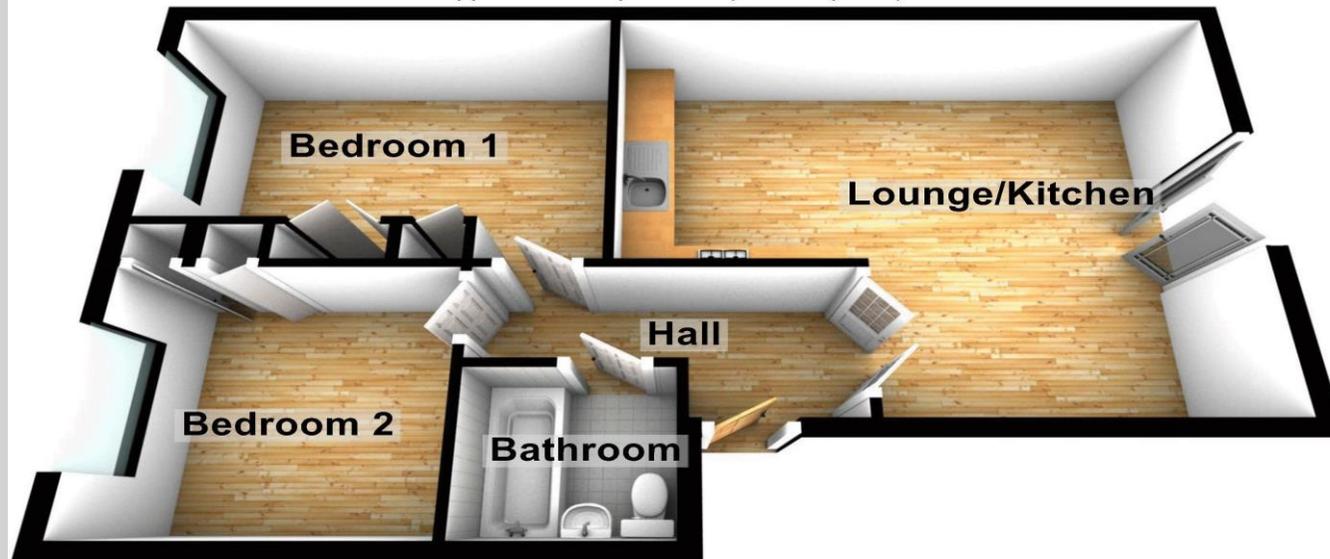
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Second Floor
Approx. 54.0 sq. metres (581.7 sq. feet)



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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 or 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.