



Wrights
01225 755553

Ushers Court, Trowbridge, Wiltshire, BA14 8GE

£160,000

This modern two bedroom, third floor apartment is situated within the popular Ushers Court development in the centre of Trowbridge. The property comprises entrance hall, a spacious kitchen/breakfast room and open plan living room, two well proportioned bedrooms and a spacious recently updated shower room. Features include modern electric heating, PVCu double glazing and an allocated parking space within a secure gated car park.

Sold with the benefit of no onward chain.



Two bedroom third floor apartment

Communal lift

Kitchen/breakfast room

Open plan living room with Juliet balcony

Two well proportioned bedrooms

Situation

The property is situated within the popular Ushers Court development, 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.

Spacious bathroom
Gated allocated parking
Electric heating
PVCu double glazing
No onward chain



The property comprises

Entrance Hall

With intercom phone, wall mounted electric heater and large storage cupboard housing hot water cylinder.

Kitchen/Breakfast Room *8' 11" x 10' 8" (2.72m x 3.24m)*

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, space for washing machine and inset ceiling spotlights. Opens into...

Lounge *10' 7" x 12' 10" (3.22m x 3.91m)*

With wall mounted electric heater, PVCu double glazed windows and PVCu french doors opening onto a Juliet balcony.

Bedroom 1 *9' 3" x 11' 2" (2.82m x 3.40m)*

With wall mounted electric heater, built in wardrobe and PVCu double glazed window.

Bedroom 2 *6' 3" x 11' 10" (1.90m x 3.60m)*

With wall mounted electric heater and PVCu double glazed window.

Shower Room

With white suite comprising large shower enclosure with mains shower, pedestal hand basin and close coupled W.C, heated towel rail and extractor fan.

Externally

Gated allocated parking for one vehicle.

Council tax

The property is in council tax band B.

Tenure

The property is sold as leasehold with XXX years remaining on the lease. The current service charges and ground rent are £XXX

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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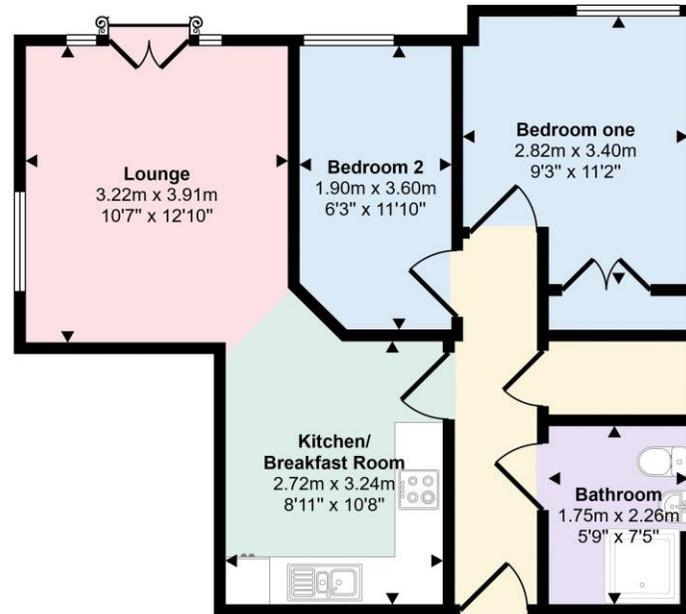


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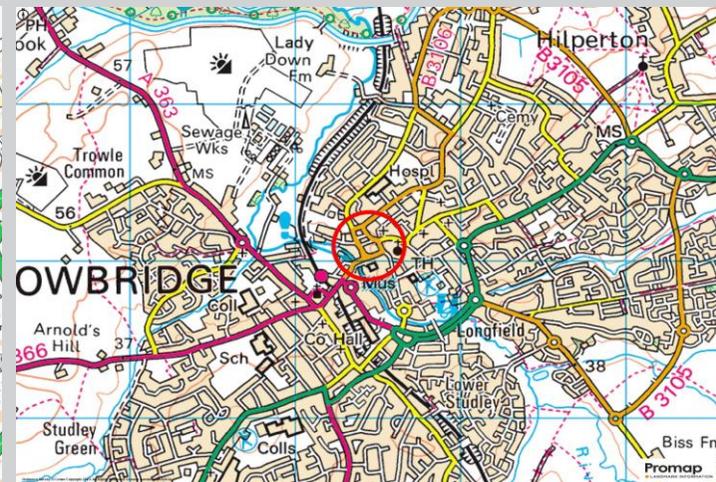
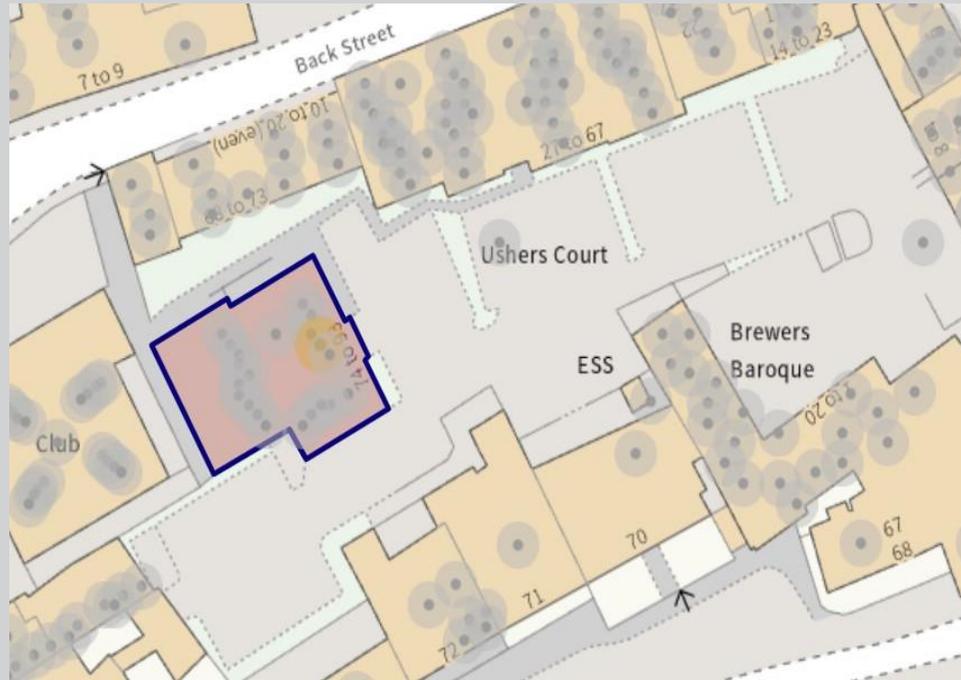
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Approx Gross Internal Area
52 sq m / 557 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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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.