



Wrights
01225 755553

Conigre Square, Trowbridge, Wiltshire, BA14 8LJ

£150,000

This spacious and well presented three bedroom second floor apartment, situated within the popular Conigre Square in Trowbridge town centre and within walking distance to the railway station. Features include one allocated parking space within a secure gated car park and gas central heating.

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

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.



Spacious three bedroom second floor apartment

**Situated within Trowbridge town centre
Walking distance to the railway station**

One allocated parking space within a secure gated car park

**Gas central heating
Voice and door entry system**

Ideal first time buy or buy to let

Sold with the benefit of no onward chain!!!



The property comprises

Entrance Hall

With wood laminate flooring, intercom phone, radiator and loft hatch.

Lounge 11' 1" x 16' 3" (3.37m x 4.95m) max

With wood laminate flooring, two double panel radiators, television point and dormer window to the front. Opens into...

Kitchen 5' 6" x 10' 8" (1.68m x 3.25m) max

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, sink/drainage, integrated fridge freezer, dishwasher and washing machine.

Bedroom 1 11' 6" x 10' 8" (3.51m x 3.26m) max

With double panel radiator, television point, telephone point, built in wardrobe, linen cupboard with heater and dormer window to the rear.

Bedroom 2 14' 5" x 7' 9" (4.39m x 2.36m) max

With double panel radiator, television point, telephone point and dormer window to the rear.

Bedroom 3 8' 11" x 9' 1" (2.73m x 2.77m)

With double panel radiator, television point, telephone point and dormer window to the rear.

Bathroom

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

Externally

Secure allocated parking for one vehicle within the 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 £120 per month, which includes buildings insurance.



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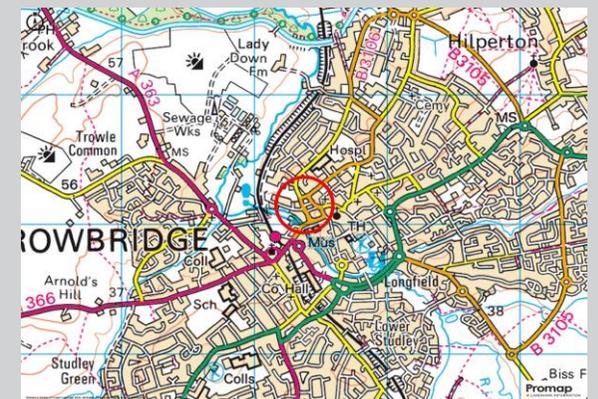
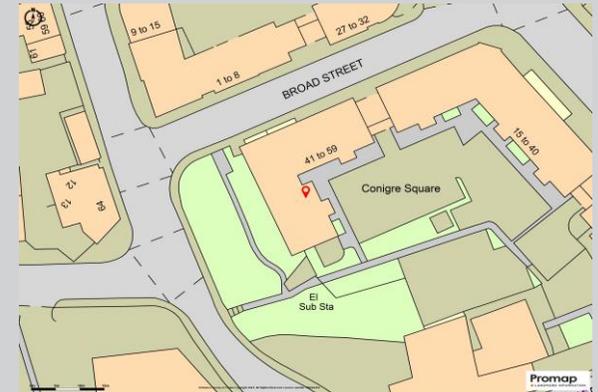
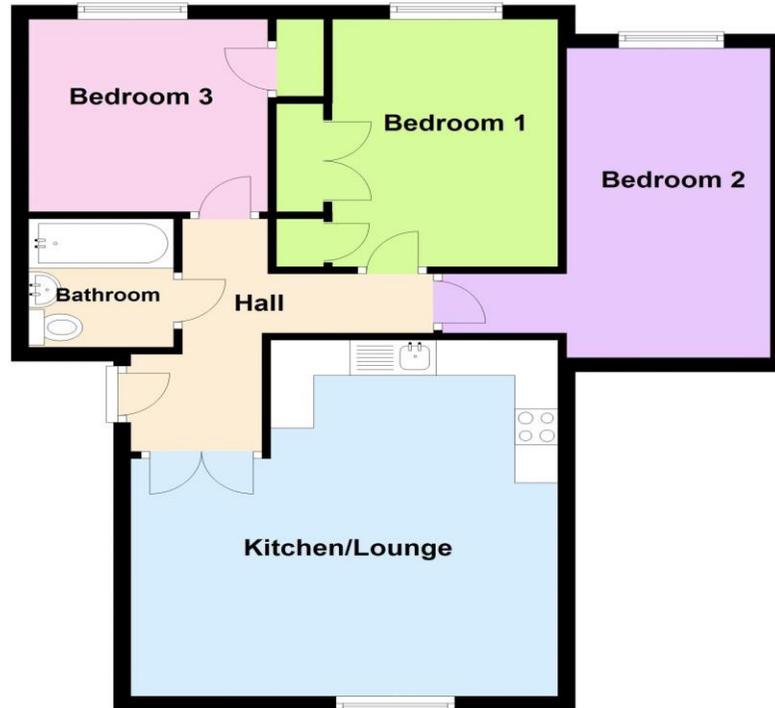
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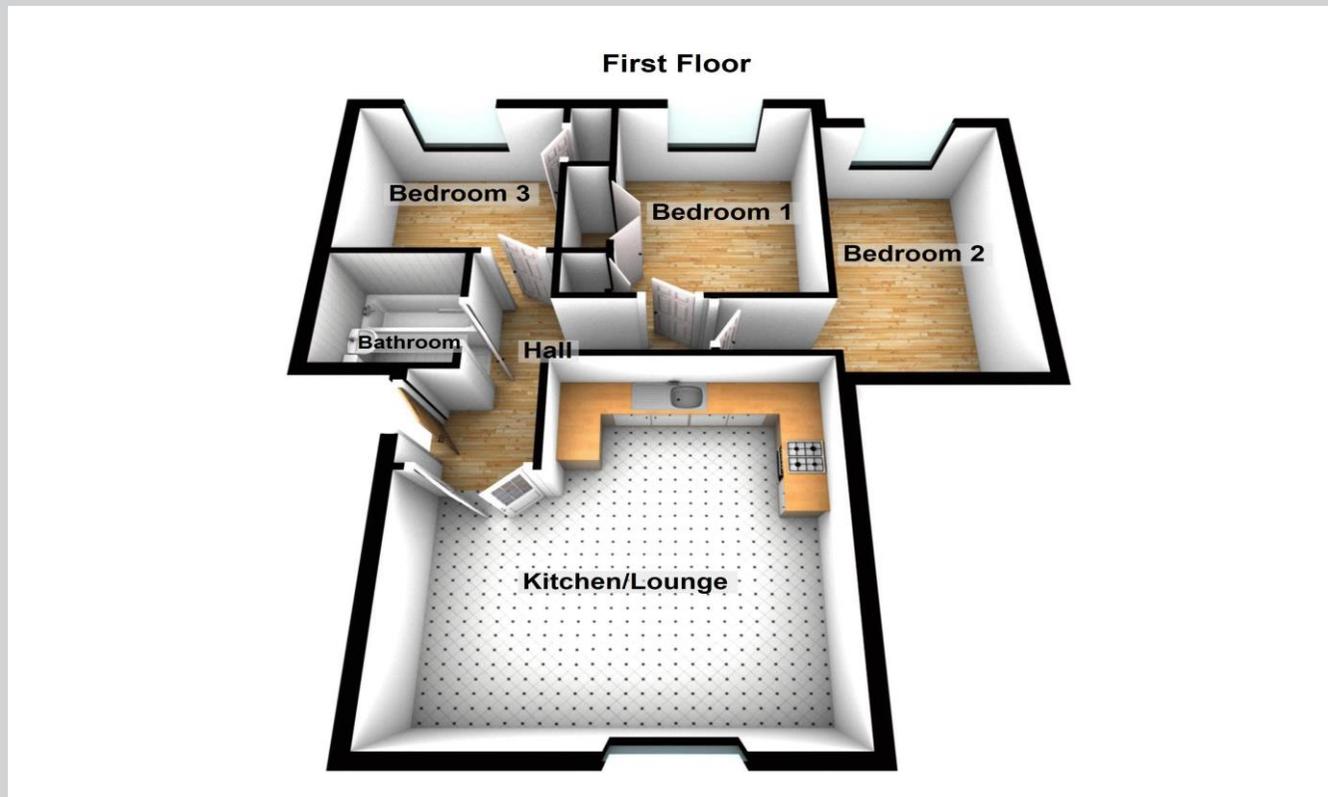
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2D FLOORPLAN

First Floor



3D FLOORPLAN





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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.