



19 The Spa  
Holt, Trowbridge, Wiltshire, BA14 6BW

  
**KINGSTONS**

Smart ground floor apartment tucked away within a cul-de-sac located a short walk from open fields and ever popular Holt's vast array of amenities including two public houses, National Trust gardens, Church, primary School, sports facilities, shop and post office. Presenting a rare first time, downsizing or investment purchase opportunity not to be missed - viewing highly recommended.

One Bedroom  
Sitting Room  
Kitchen  
Bathroom  
Allocated Parking Space  
Gas Central Heating  
Double Glazing

**£175,000**



## ACCOMMODATION

(all dimensions being approximate)

### Entrance Hall

Double glazed window to side, radiator.

### Sitting Room

4.00m (13'2") x 3.91m (12'10")

Double glazed window to side, double glazed window to rear, two radiators, open plan to:

### Kitchen

3.25m (10'8") x 1.91m (6'3")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted eye level double oven and four ring gas hob with extractor hood over, tiled floor, cupboard housing wall mounted gas boiler serving heating system and domestic hot water.

### Inner Hallway

Storage cupboard, airing cupboard.

### Bedroom

3.86m (12'8") x 3.23m (10'7")

Double glazed window to rear, radiator.

### Bathroom

Three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, shaver point, radiator, tiled floor.

### EXTERNALLY

Allocated parking space.

**Council Tax:** Band B - £1,640.04

(April 2022 - March 2023 financial year)

**Tenure:** Leasehold

(125 year lease commenced 2008)

**Service Charge:** £150 Per Annum

**Ground Rent:** £300 Per Annum

**Viewing:** Strictly by appointment through the Agent Kingstons.

**Directions:** Leave Bradford on Avon via the Holt Road (B3107). Upon entering Holt, proceed through the village and take the sixth turning on the left-hand side (second turning past the shop) into The Midlands. Proceed to the top of the road where you will find The Spa in front of you.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.



# Ground Floor



Total area: approx. 43.6 sq. metres (469.0 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		