



Wrights
01225 755553

Conigre Square, Trowbridge, Wiltshire, BA14 8LJ

£142,950

Wrights Residential are delighted to bring to the market this beautifully presented and spacious two bedroom first floor apartment, situated within the popular Conigre Square in Trowbridge town centre.

Features include gas central heating, PVCu double glazing, juliet balcony and allocated parking within a secure gated car park. Ideal Buy To Let or first time buy! Sold with the benefit of no onward chain.

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.



Two bedroom first floor apartment

Beautifully presented

Gas central heating

Double glazing

Juliet balcony

Allocated parking in gated car park

Two double bedrooms

No onward chain

Ideal Buy to Let or First Time Buy!



The property comprises:

Hall

With wood laminate flooring, double panel radiator and double doors opening into...

Lounge

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

With wood laminate flooring, two double panel radiators, television point, telephone point and Juliet balcony. Open plan into...

Kitchen

10' 2" x 6' 9" (3.11m x 2.05m)

With tiled flooring, a range of eye level and base units, rolled work tops with brick effect tiled splash backs, sink/drain, integrated fridge freezer and washing machine, integrated electric oven and four ring gas hob with extractor hood over.

Bedroom 1

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

With double panel radiator, telephone point, double built in wardrobe, storage cupboard with heater and PVCu double glazed window.

Bedroom 2

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

With double panel radiator, television point, single wardrobe, boiler cupboard housing gas combi boiler and PVCu double glazed window.

Bathroom

5' 6" x 5' 11" (1.67m x 1.81m)

With tiled flooring, white suite comprising bath with mains shower over, pedestal hand basin and low level W.C, double panel radiator, partially tiled walls and extractor fan.

Externally

One allocated parking space within the secure gated car park.

Council tax

The council tax is currently in council tax band B.

Tenure

The property is sold with a 999 year lease which commenced in 2004. Ground rent and service charges are £1,529.37 per annum which includes buildings insurance.



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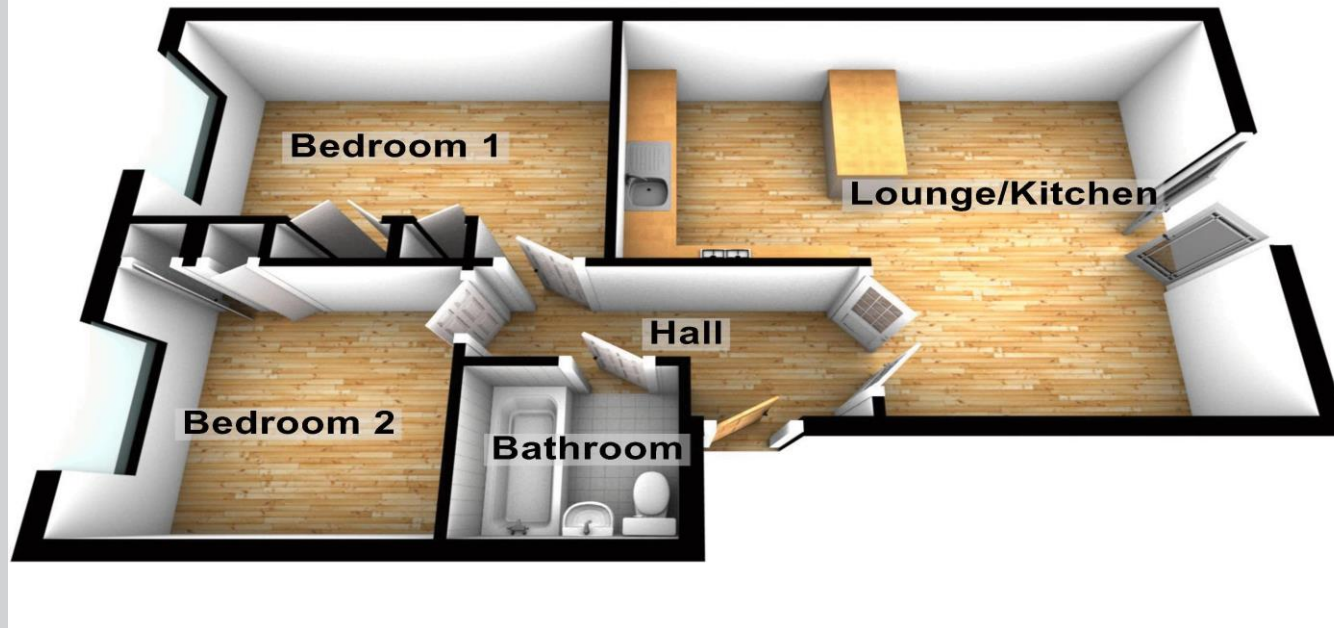
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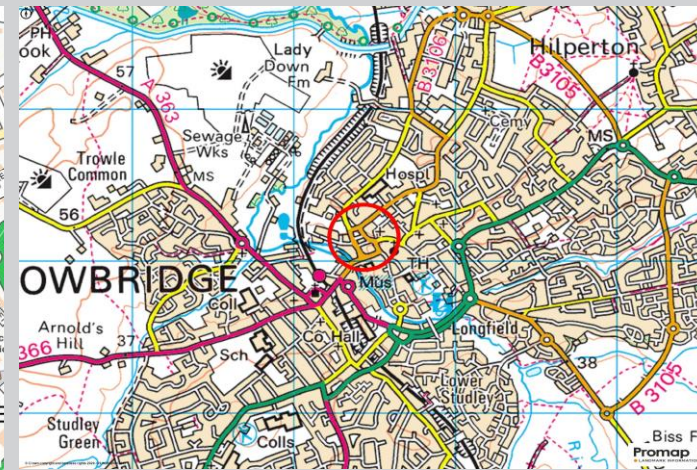
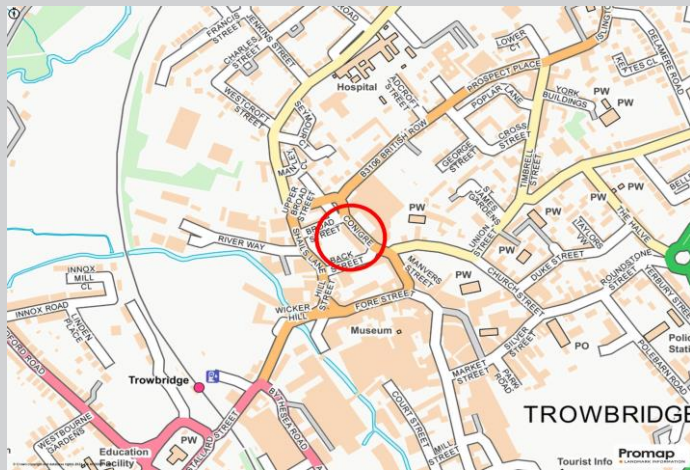
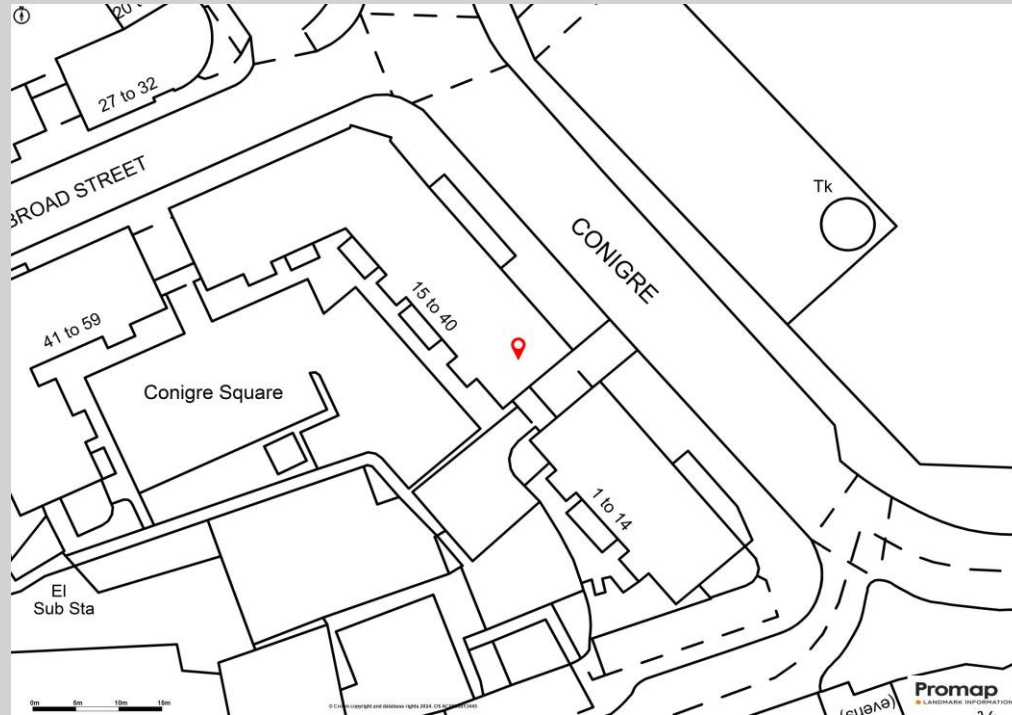
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First Floor



First Floor







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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.