



Wrights
01225 755553

Conigre Square, Trowbridge, Wiltshire, BA14 8LJ

£145,000

This spacious two bedroom first floor apartment is situated within the popular Conigre Square in Trowbridge town centre. Features include gas central heating, double glazing, Juliet balcony and allocated parking within a secure gated car park.

Sold with the benefit of no onward chain.

Ideal buy to let or first time buy!



Two bedroom apartment

First Floor

**Situated within
Trowbridge town centre**

Double glazing

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.

Gas central heating

Double bedrooms

Allocated parking

No onward chain

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



The property comprises

Entrance Hall

With radiator.

Lounge/Diner *15' 9" x 11' 6" (4.80m x 3.50m)*

With two radiators, television point and double doors opening to juliet balcony. Open plan into...

Kitchen *10' 2" x 4' 10" (3.11m x 1.48m)*

With a range of eye level and base units, rolled worktops and tiled splashbacks, integrated electric oven and four ring gas hob with extractor hood over, integrated fridge freezer and washing machine.

Bathroom

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

Bedroom 1 *13' 11" x 10' 2" (4.24m x 3.11m) max*

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

Bedroom 2 *9' 11" x 9' 0" (3.01m x 2.75m)*

With radiator, cupboard housing gas combi boiler and double glazed window to the front.

Externally

The property is sold with 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. Service charges are £1,538.17 per annum which includes buildings insurance.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



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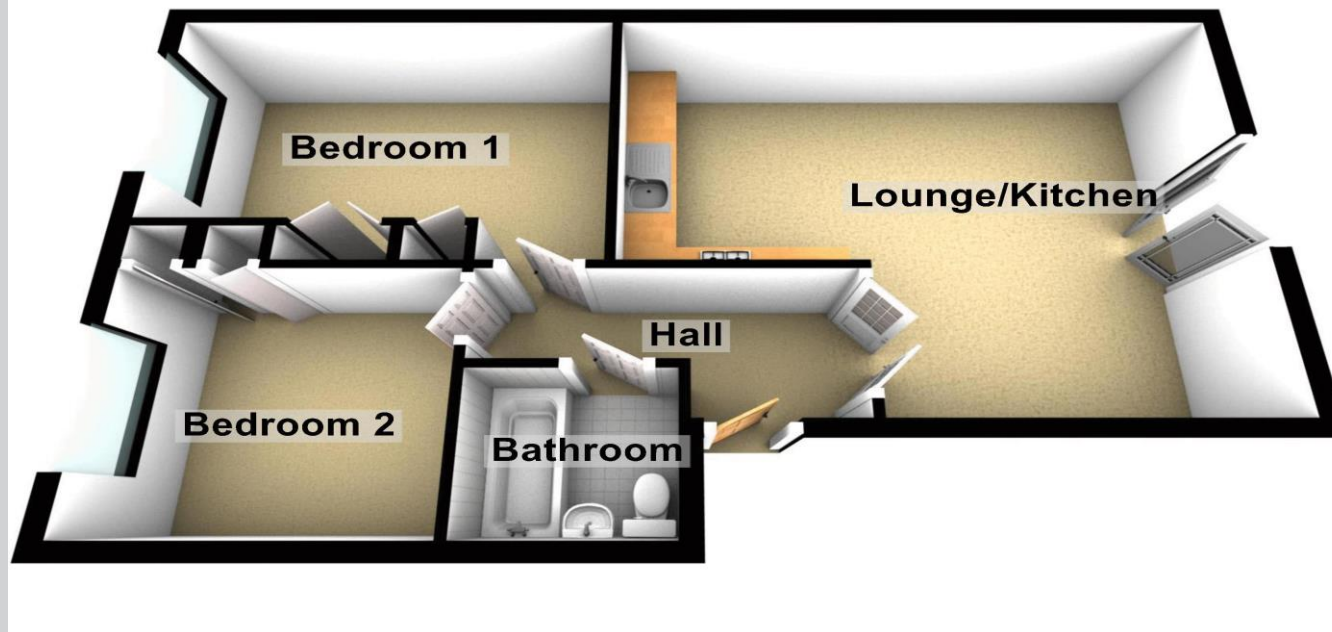
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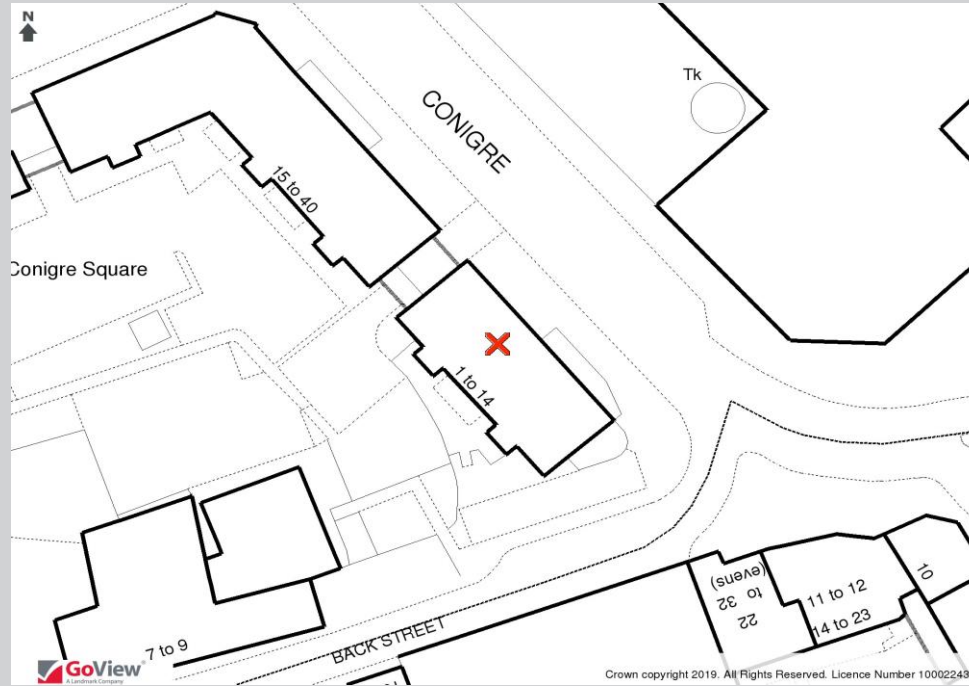
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First Floor



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.