



**Wrights**  
01225 755553

Roundstone Court, 33 Roundstone Street, Trowbridge, Wiltshire, BA14 8GL

£150,000

This beautifully presented and exceptionally spacious one bedroom "upside down" duplex apartment is part of a modern conversion of a Grade II Listed Building, situated within easy reach of Trowbridge town centre and railway station.

Features include a spacious kitchen/living room with exposed timber beams, a large double bedroom, dressing room/study with door to the private courtyard, well appointed shower room, communal gardens, PVCu double glazing and modern electric heating. The property is also sold with 5 remaining on the builder's warranty.

Sold with the benefit of no onward chain.



**Exceptionally spacious  
"upside down" Duplex  
apartment**

**Beautifully presented  
throughout**

**Converted in 2018 with  
five years remaining on  
the builder's warranty**

**Spacious open plan  
kitchen/living room with  
exposed timber beams**

### **Situation**

The property is situated within easy reach of Trowbridge town centre and railway station. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Modern electric heating  
and PVCu double glazing**

**Large ground floor  
bedroom**

**Study/dressing room**

**Spacious and well  
appointed shower room**

**Private courtyard and  
communal gardens**

**Sold with no onward  
chain**



The property comprises

### First Floor

#### Open plan kitchen/living room

*19' 7" x 16' 6" (5.96m x 5.04m)*

With PVCu front door, a range of base units, worktops with upstands, one and a half bowl sink/drainers unit, integrated electric oven and ceramic hob with extractor hood over, integrated washing machine, space for fridge/freezer, modern electric heater, three PVCu double glazed windows to the side and stairs down to the ground floor.

### Ground Floor

#### Hall

#### Bedroom

*16' 2" x 15' 5" (4.93m x 4.71m)*

With modern electric heater, large freestanding wardrobe, storage under the stairs and two PVCu double glazed windows to the front.

#### Dressing room/Study

*8' 0" x 7' 6" (2.43m x 2.29m)*

With PVCu door to the private courtyard.

#### Shower room

With suite comprising large walk in shower enclosure with electric shower, hand basin with vanity unit and close coupled W.C

### Externally

#### Private courtyard

The property comes with its own private courtyard laid to patio.

#### Communal garden

The property offers a spacious communal garden which is laid to lawn.

#### Council tax

The property is currently in council tax band A.b

#### Tenure

The property is sold with a 250 year lease which commenced in 2018. We have been informed that the current ground rent and service charges are approximately £150 per month.



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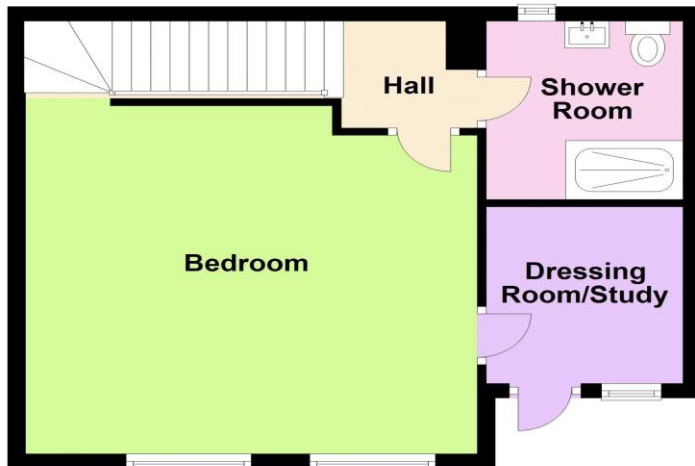
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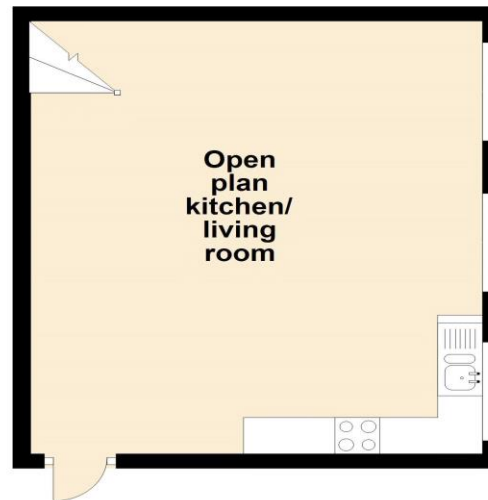
### Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)

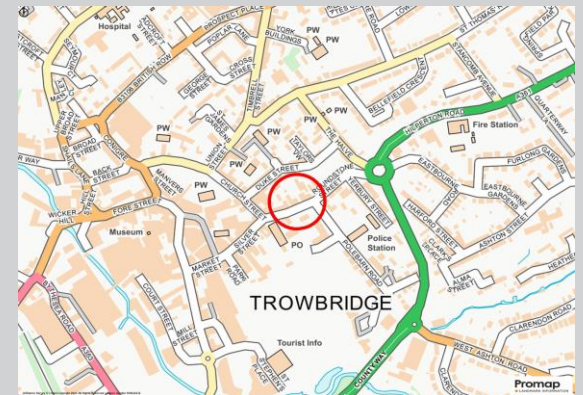


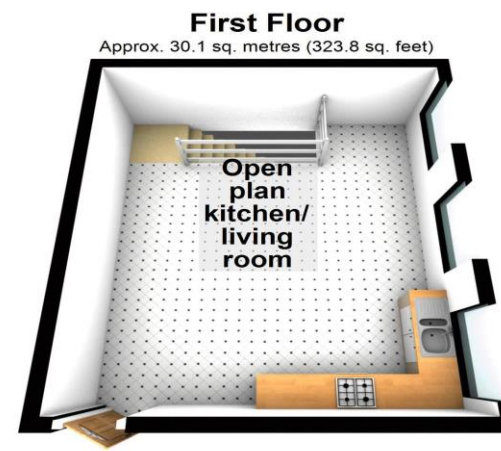
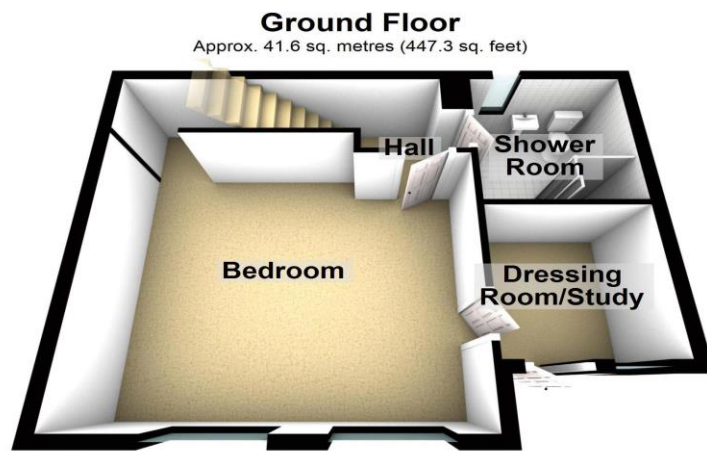
### First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 sq. feet)





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### Disclaimer

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