

TOWN&COUNTRY
ESTATES



Manvers House, Manvers Street, Trowbridge, Wiltshire

£140,000

LOCATION

The property is located in the recently converted Manvers House which is conveniently located in Trowbridge town Centre, providing simple access for all amenities including the train station, shopping center, supermarkets, cinema and restaurants.

DESCRIPTION

A rare opportunity to purchase a modern ground floor apartment, with a private front door and allocated parking directly outside. Boasting an open plan, contemporary finish, this property would make the ideal first home, downsize or investment purchase. The accommodation comprises a large living room, kitchen, spacious bedroom with dressing area and modern shower room. The apartment further benefits a long lease of over 990 years and a share of the freehold.

LIVING ROOM

24'3" max x 12'1"

You enter into the living room through a composite front door, two large Velux windows flood the space with lots of natural light, there is an intercom handset, connections for a wall mounted television, a wall mounted electric radiator, wood effect flooring, an opening to the kitchen and doors to the bedroom and airing cupboard.

KITCHEN

9'2" x 6'2"

The kitchen has a range of sleek high gloss matching base, wall and drawer units with square edge worksurfaces, inset sink with chrome mixer tap and attractive tiled splashbacks, built-in electric oven, inset ceramic hob with extractor and light over, plumbing for a washing machine and space for a fridge freezer.

BEDROOM

17'0" into dressing area x 9'2"

The wood effect flooring continues into the bedroom, where there is a dressing area with uPVC double glazed window to the side, built-in double wardrobe, wall mounted electric radiator, connections for a wall mounted television and a door to the shower room.

SHOWER ROOM

There is a walk-in shower with mains wall mounted shower, sliding door and attractive tiled splashbacks, dual flush WC, pedestal basin with chrome mixer tap and electric heater.

COMMUNAL ENTRANCE

While this apartment has the benefit of its own private front door, without the need to go via the communal entrance, this area does have the intercom access system to the front. Once inside, there is a clean and well presented communal entrance hall, post box for each apartment and stairs and lift leading through the building.

EXTERIOR



PARKING

There is an allocated space (right in front of the apartment) within the private gated car park.

LEASE INFORMATION

Management charges: £1200 per annum (which includes building insurance)

No ground rent is payable

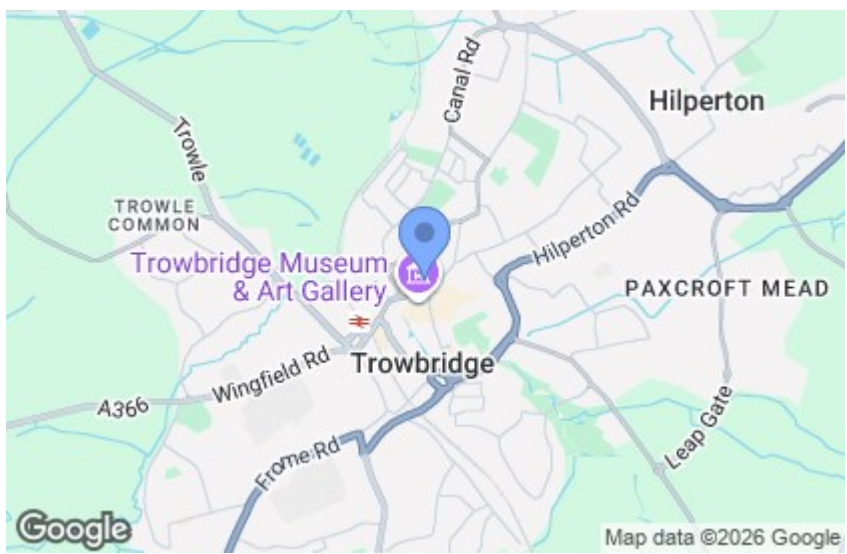
Lease term: 999 years from 1st January 2021

This apartment is one of the 16 (of the 27 apartments within the building) which own a portion of the freehold company Manvers House Trowbridge Limited.

ADDITIONAL INFORMATION

Council Tax Band - A

EPC Rating - D







GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

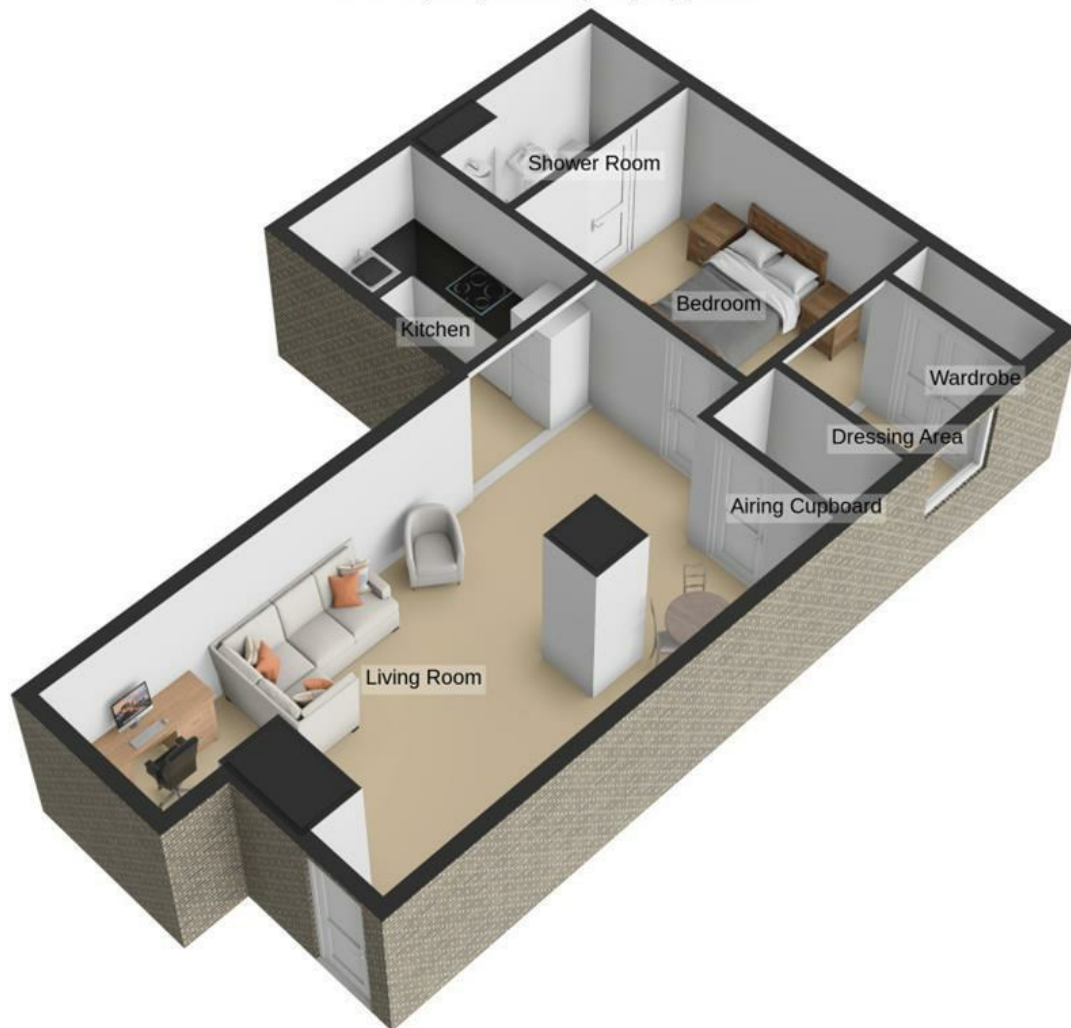


TOTAL FLOOR AREA : 544 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ground Floor
544 sq.ft. (50.6 sq.m.) approx.



Total Floor Area : 544 sq.ft. (50.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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