

**TOWN&COUNTRY**

ESTATES



**Barons Crescent, Trowbridge, Wiltshire BA14 7FU**

**£140,000**

## LOCATION

Completed in 2015 on the grounds of the old Trowbridge Rugby Club, Barons Crescent is a small block paved development of modern homes. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A spacious, modern and stylishly presented one bedroom top floor apartment, set within the desirable Green Lane area of Trowbridge, on the West Ashton side of town. The property is close to local amenities, bus routes and woodland walks. The accommodation comprises an entrance hall, living room, kitchen, bedroom and bathroom. Further benefits include gas central heating, Upvc double glazing, an allocated parking space and reasonable service maintenance fees.

## COMMUNAL ENTRANCE HALL

With buzzer security entrance and stairs to the top floor where the property can be found.

## ENTRANCE HALL

As you enter the property there is a built in doormat, an intercom handset, telephone point, thermostat heating controls, an air vent, radiator and doors to the living room, bedroom, bathroom and a storage cupboard.

## LIVING ROOM

18'4" max x 12'2"

The good size living room has two UPVC double glazed windows to the front, radiator and TV point. This room opens into the kitchen.

## KITCHEN

There is a Upvc double glazed window to the side, a range of matching wall and base units with rolled top work surfaces, tiled splash backs and a 1.5 bowl sink unit with chrome mixer tap, built in fan assisted electric oven, inset gas hob with chimney extractor and light over, washing machine (included in the sale) and space for fridge freezer. Concealed in a cupboard a wall mounted gas boiler.

## BEDROOM

14'1" max x 8'10"

There is a Upvc double glazed window to the front, attractive wood panelling to one wall, a wardrobe recess, radiator, telephone point and access to the loft.

## BATHROOM

The bathroom has a panelled bath with a wall mounted chrome shower, glazed shower screen and tiled splash backs, a pedestal basin with chrome mixer tap, dual flush WC, radiator, an extractor fan and light with shaving socket.

## EXTERIOR



## FRONT

The building is set back from the road behind a large well maintained green.

## PARKING

There is an allocated parking located to the rear of the property in a communal car park, denoted by the property number.

## ADDITIONAL INFORMATION

Council Tax Band - A

Freehold Company - Greensquare

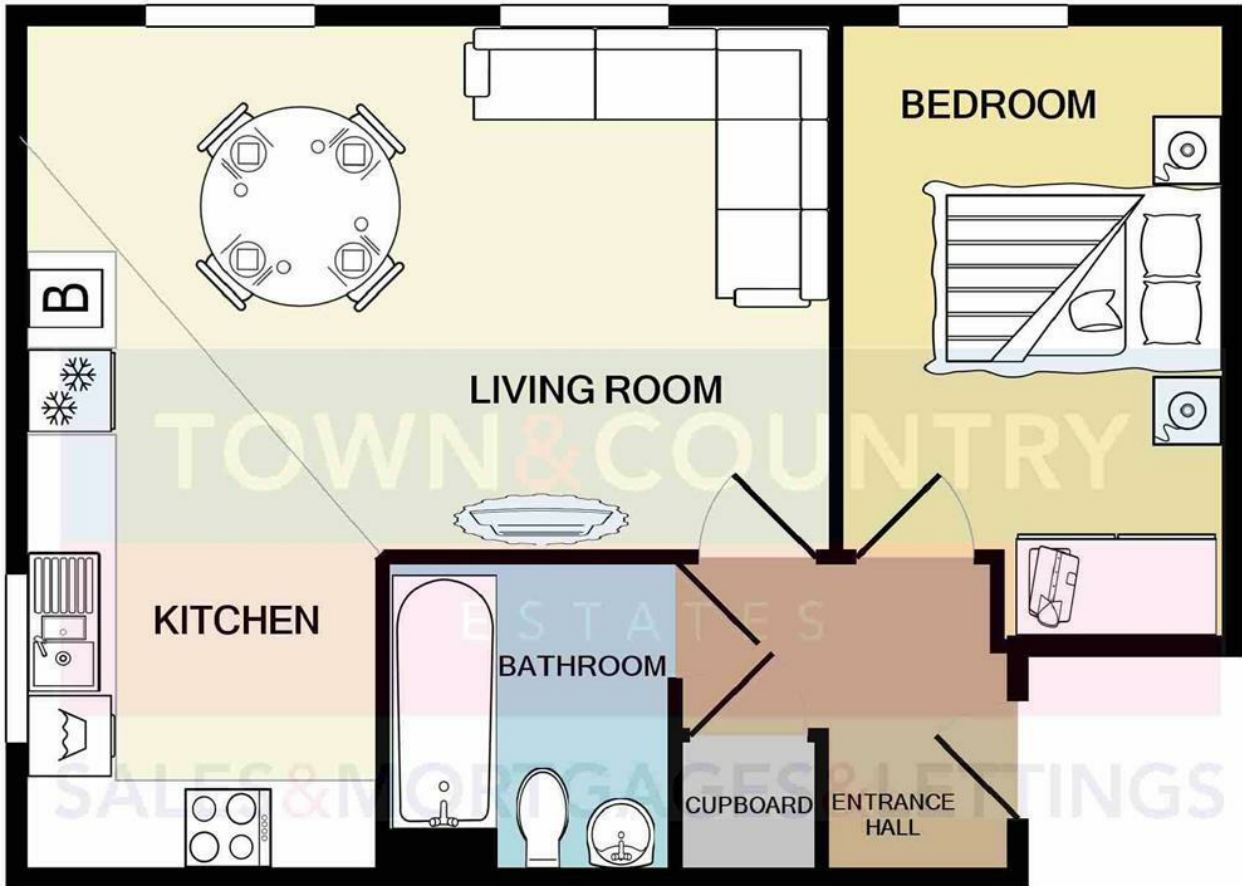
Lease - 99 Years from 2014

Service and Maintenance Charge - The current vendor pays a service/maintenance charge of £65 per calendar month.









TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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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