

TOWN & COUNTRY  
ESTATES



Duke Street, Trowbridge, Wiltshire BA14 8EA

£97,000

## LOCATION

The property is conveniently located within walking distance to the town centre, schools, doctors, train station providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

## DESCRIPTION

**\*NO ONWARD CHAIN\*** We are pleased to offer for sale this one bedroom apartment offering exceptionally low bills and a great energy rating, this property comprises of an open plan kitchen/lounge/bedroom and a shower room. Further benefits to the property include double glazing and gas central heating.

## OPEN PLAN LOUNGE/KITCHEN/BEDROOM

15'3" x 14'0"

There are two double glazed sash windows to the front, range of matching base and wall units with rolled top work surfaces, 1½ bowl inset sink unit with mixer tap, stainless steel electric oven, stainless steel gas hob with stainless steel extractor fan and light over, space for fridge, plumbing for washing machine, smoke alarm, T.V point, access to loft space, thermostat control, extractor fan, radiator and a wall mounted Valiant boiler supplying radiator heating and domestic hot water.

## BEDROOM AREA

8'10" x 7'5"

There is a velux window and a radiator.

## SHOWER ROOM

4'9" x 4'0"

The shower room has a velux window, dual flush close couple W.C, pedestal wash hand basin with mixer tap, extractor fan, shower cubicle with wall mounted Mira power shower and a radiator.

## ADDITIONAL INFORMATION

Council Tax Band - A

EPC - C

We would expect this property to achieve a minimum of £650pcm on the rental market.

## LEASE INFORMATION

Lease length - 999 years from 2009 leaving 983 years on the lease.

Service charges - £259 per quarter

Ground Rent - It is a peppercorn ground rent with nothing payable.

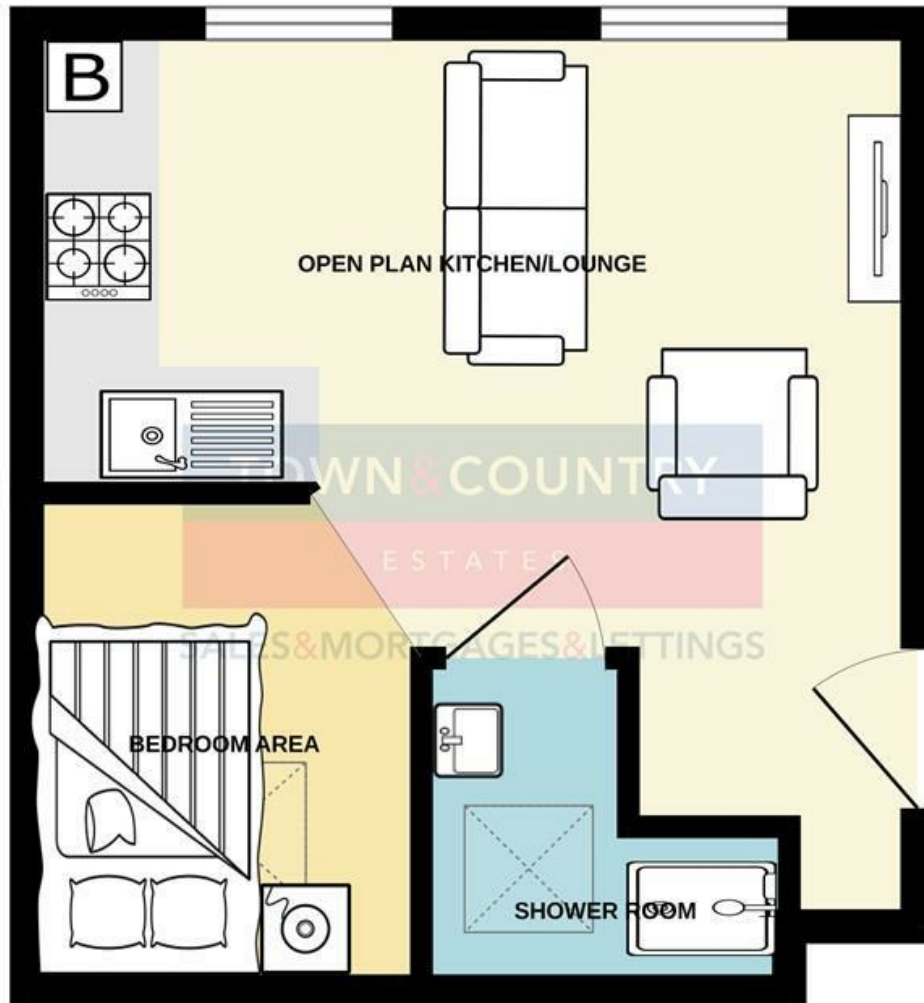








GROUND FLOOR  
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 250 sq.ft. (23.3 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  
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 250 sq.ft. (23.3 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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