

## 11 Whitaker House Bitham Mill Courtyard

Westbury BA13 3DB

A spacious and well presented first floor apartment with balcony situated in a unique former mill development off Westbury town centre within easy distance to Westbury main line station, amenities and Westbury White Horse. Accommodation comprises lounge/dining room open plan to kitchen, two bedrooms and bathroom. Benefits include double glazed sash windows, gas central heating and allocated parking space. Offered for sale with no onward chain - Ideal investment or first time buy. Viewing is highly recommended.

**Guide Price £145,000**



## ACCOMMODATION

All measurements are approximate

### Hallway

Panelled door to the communal landing. Entry phone. Fuse box. Panelled doors off and into: storage cupboard with shelving and radiator.

### Open Plan Lounge and Kitchen

19'2" x 12' max (5.83 x 3.66 max)

### Lounge Area

Twin double glazed sash windows to the front. Radiator. Television point. Inset ceiling spotlights.

### Kitchen/Breakfast Area

Dual aspect with double glazed window to the side and double glazed windows and French doors to the rear leading onto balcony. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Washer/dryer and fridge/freezer included. Breakfast bar with two stools. Wood effect flooring and inset ceiling spotlights. Wall mounted Worcester combi boiler.

**Balcony**

34'5" x 6'5" (10.5 x 1.96)

Enclosed by railings. Outside lights.

**Bedroom One**

10'4" x 9'1" (3.16 x 2.78)

Twin double glazed sash windows to the front. Radiator. Built-in wardrobes with sliding mirrored doors enclosing.

**Bedroom Two**

7'10" x 6'10" (2.38 x 2.08)

Double glazed window to the rear.

Radiator.

**Bathroom**

Obscured double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c. Wood effect flooring. Shaving point and extractor fan.

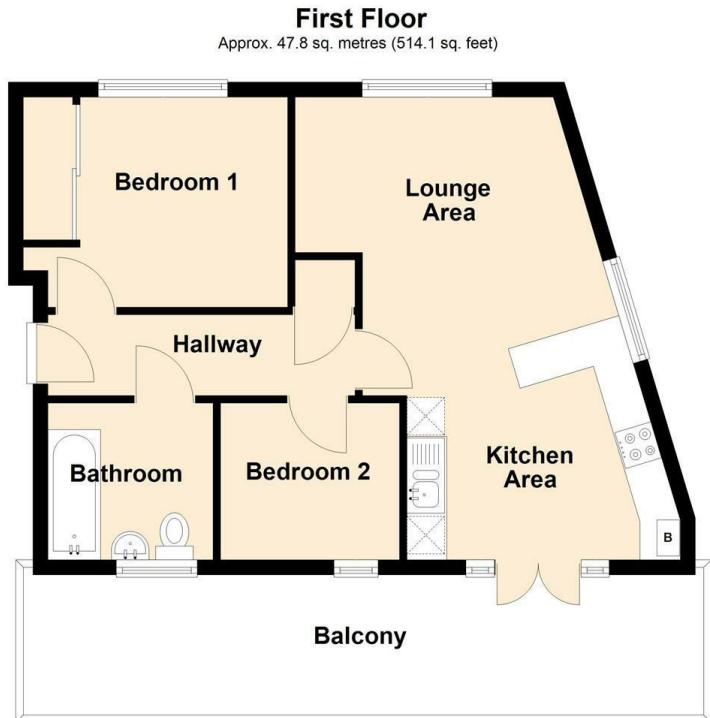
**EXTERNALLY****Allocated Parking Space****TENURE:**

Property - Shared Freehold - The maintenance charge is £144.60 per month which includes the buildings insurance and maintenance of communal areas. Please note once you take ownership of the property

you become one of the 7 legal owners of the Freehold along with the other owners of Whittaker House. Parking space - 125 years from 19/05/2006.



Tenure **Share of Freehold**  
Council Tax Band **B**  
EPC Rating **C**



Total area: approx. 47.8 sq. metres (514.1 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

