



## Flat 1A, 54 Avenue Road Trowbridge BA14 0AQ

An individual two bedroom duplex maisonette situated in the highly regarded tree lined Avenue Road close to secondary schools, walking distance of the train station and town centre. The property is packed with period features and accommodation comprising 23ft x 18ft lounge/dining room, bespoke handmade fitted kitchen, main bedroom with dressing area and en suite bathroom and second bedroom with en suite shower room. Features include low management charges, wood flooring, stained glass doors and windows, mock beams and exposed brickwork. Benefits include double glazing, gas central heating with under-floor heating throughout and allocated parking space.

**Offers Over £180,000**





## ACCOMMODATION

All measurements are approximate

### Lounge/Dining Room

23'0 x 18'9 max (7.01m x 5.72m max)  
Part obscured glazed panelled door to the front. Large sealed unit double glazed window to the front. Feature fireplace with electric fire. Reclaimed wood flooring with under-floor heating. Mock ceiling beams. Wall lights and inset spotlights. Obscured glazed door to the rear. Stairs to the first floor with cupboard under. Smoke alarm. Under-floor heating controls. Glazed double doors to large cloak/storage cupboard housing wall mounted Worcester combi boiler, under-floor heating manifold and fuse box. Doorway to the:

### Kitchen

12'0 x 8'5 (3.66m x 2.57m)  
Obscured double glazed sash window to the front. Bespoke hand made fitted kitchen with pelmet lighting, wood work surfaces and splash-backs. Composite one and a half bowl sink drainer unit with pull-out spray tap. Range Master gas cooker. Plumbing for washing machine and dishwasher. Space for fridge and freezer. Space for small table. Reclaimed wood flooring with under-floor heating. Under-floor heating controls. Decommissioned stained glass door to the front.





## FIRST FLOOR

### Landing

Double glazed window to the rear. Illuminated feature stained glass window. Exposed beams. Smoke alarm. Wooden double doors off to bedrooms.

### Bedroom One

22'3 x 7'11 max (6.78m x 2.41m max)

Double glazed window to the front. Wood effect flooring with under-floor heating. Under-floor heating controls for bedroom and bathroom. Dressing area with built-in wooden wardrobes and inset spotlights. Stained glass door to the:

### En Suite Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising spa bath with pull-out mixer shower handset, multi-function shower over and screen enclosing; wash hand basin with cupboard under and w/c with enclosed cistern and push flush. Wood flooring with under-floor heating. Inset spotlights. High level internal stained glass window onto landing. Shaving point and extractor fan.

### Bedroom Two

11'1 x 9'2 max (3.38m x 2.79m max) Double glazed window to the front. Under-floor heating. Under-floor heating controls for bedroom and bathroom. Double wooden doors to the:

### En Suite Shower Room

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with multi-function shower over and bi-fold doors enclosing; wash hand basin and w/c with enclosed cistern and push flush. Vinyl flooring with under-floor heating. Inset spotlights. Glass block internal window onto landing. Shaving point and extractor fan.

## EXTERNALLY

### Allocated Parking Space

### LEASEHOLD:

999 year from 1989

### GROUND RENT:

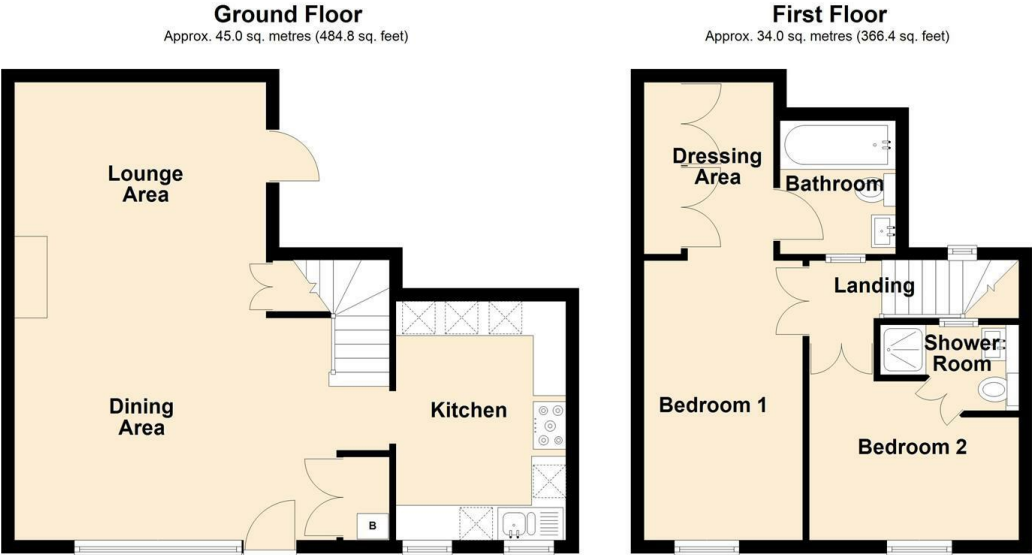
£100pa

### SERVICE CHARGES:

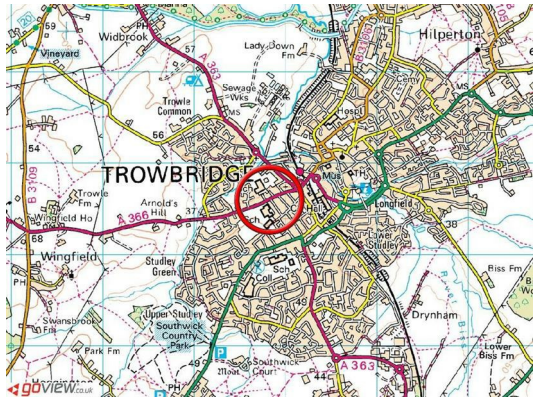
Currently £780pa - Managed by Bath Lettings Management Company



Tenure **Leasehold**  
Council Tax Band **A**  
EPC Rating **D**



Total area: approx. 79.1 sq. metres (851.2 sq. feet)



  
**KINGSTONS**  
**Trowbridge Office**

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.