



**KINGSTONS**



## 54 Conigre Square

Trowbridge BA14 8LJ

A well presented three bedroom ground floor flat with open plan living space and parking, centrally located within a short walk of amenities including train station, shops, restaurants and supermarket. Accommodation comprises entrance hall, living/dining room open plan to kitchen with integrated appliances, three bedrooms and bathroom. Benefits include double glazing, gas central heating with combi boiler, entry phone system and secure allocated parking space. Ideal investment - Offered for sale with no onward chain.

**Offers Over £170,000**





## ACCOMMODATION

All measurements are approximate

### Hallway

Door to the communal hallway. Radiator. Smoke alarm. Entry phone. Fuse box. Wood effect flooring. Thermostat. Doors off to the bedrooms, bathroom and double doors into the:

### Living Room Open Plan to Kitchen

16'10 x 16'2 (5.13m x 4.93m)

### Living Area

Double glazed window to the front. Modern radiator. Television and telephone points. Wood effect flooring.

### Kitchen Area

Extensive range of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap and spotlights over. Built-in stainless steel electric oven and four-ring gas hob with stainless steel extractor hood over. Integrated appliances including washer/dryer, fridge and freezer. Tiled flooring.

### Bedroom One

14'11 x 8'0 (4.55m x 2.44m)  
Double glazed window to the rear. Radiator. Wood effect flooring.

**Bedroom Two**

12'2 x 8'8 (3.71m x 2.64m)  
Double glazed window to the front.  
Radiator. Built-in double and single  
wardrobes with hanging rails and  
shelving.

**Bedroom Three**

9'0 x 8'11 (2.74m x 2.72m)  
Double glazed window to the rear.  
Radiator. Built-in cupboard with hanging  
rail and shelving. Cupboard housing  
combi boiler.

**Bathroom**

Radiator. Three piece white suite with  
part tiled surrounds comprising  
panelled bath with mains shower over  
and glass screen enclosing, pedestal  
wash hand basin and w/c. Tiled  
flooring. Shaving point and extractor  
fan.

**EXTERNALLY****Allocated Parking Space**

Access via electric security gates.

**Communal Areas**

Courtyard with established borders.  
Covered refuse area. Bike racks.

**LEASEHOLD:**

999 years from 1st January 2004

**MANAGEMENT CHARGES:**

£1,800pa to include buildings insurance  
and ground rent.



Tenure **Leasehold**  
Council Tax Band **C**  
EPC Rating **B**

## **Ground Floor**

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)



# KINGSTONS

## Trowbridge Office

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## Contact

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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.

