

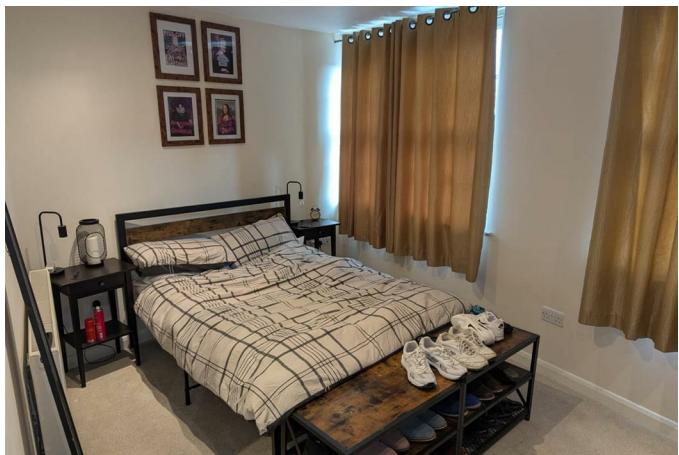


## 12 Whitaker House

Bitham Mill Westbury BA13 3DB

A spacious 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, kitchen, two double 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 recommended.

**Guide Price £145,000**



## ACCOMMODATION

All measurements are approximate

### Hallway

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

### Lounge/Dining Room

17'5 x 10'5 (5.31m x 3.18m)  
Double glazed windows to the front.  
Double glazed sash window to the side.  
Double glazed French doors to the front leading onto balcony. Radiator. Television point. Inset ceiling spotlight. Panelled door to storage cupboard. Opening to the kitchen.

### Kitchen

10'0 x 9'7 (3.05m x 2.92m)  
Double glazed sash windows to the front and side. Range of modern 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 hood over. Plumbing for washing machine. Wall mounted Worcester combi boiler. Wood effect flooring and inset ceiling spotlights.

**Balcony**

32' x 7' (9.75m x 2.13m)

Enclosed by railings. Artificial lawn. Lighting.

**Bedroom One**

13'2 x 9'4 (4.01m x 2.84m)

Two double glazed sash windows to the front. Radiator. Inset ceiling spotlights. Television point. Smoke alarm.

**Bedroom Two**

9'6 x 9'0 (2.90m x 2.74m)

Double glazed sash windows to the front. Radiator.

**Bathroom**

Obscured double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Extractor fan.

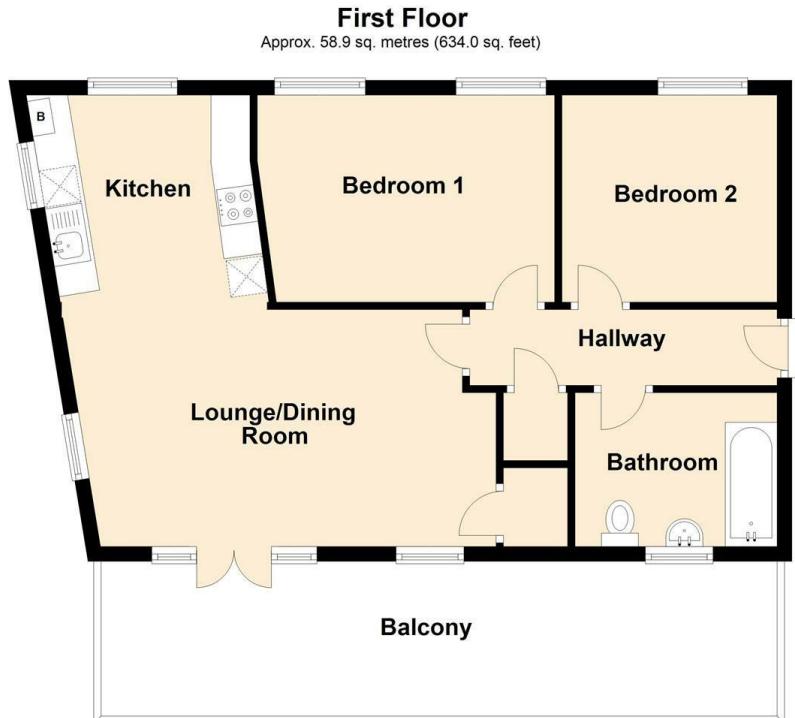
**EXTERNALLY****Allocated Parking Space****TENURE:**

The property has a leasehold term of 125 years from 19/05/2006. 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.



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



Total area: approx. 58.9 sq. metres (634.0 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.

