



## Flat 4 Union House

Timbrell Street Trowbridge BA14 8FU

A modern first floor purpose built apartment with balcony, situated within the town centre close to shops, railway station and park. The spacious neutrally decorated interior boasts modern kitchen with integrated appliances open plan to living/dining room with study area, double bedroom with door opening on to balcony, and bathroom, feature include lift, bike store, secure entry system, bin store, allocated parking space, UPVC double glazing and electric heating. Ideal first time or investment purchase, viewing highly recommended - No Chain.

**Offers Over £145,000**





## **ACCOMMODATION**

All measurements are approximate

### **Communal Entrance Hall**

Secure communal entrance door with coded entry system on the Timbrell Street side. Stairs and lift to the upper floors.

## **FIRST FLOOR**

### **Hallway**

Oak door to the Communal Landing. Entry phone. Smoke alarm. Wood effect flooring. Doors off and into: storage cupboard housing fuse box and hot water tank.

### **Living/Dining Area**

16'7 x 12'10 (5.05m x 3.91m)  
UPVC double glazed window to the front. Electric heater. Study area. Wood effect flooring. Television point. Open plan to the:

### **Kitchen Area**

10'10 x 8'7 (3.30m x 2.62m)  
Range of modern wall, base and drawer units with tiled splash-backs and square edge work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Integrated dishwasher and fridge/freezer. Washer/dryer included. Wood effect flooring. Smoke alarm.



### **Bedroom**

11'7 x 11'4 (3.53m x 3.45m)  
UPVC double glazed door to the balcony. Electric heater.

### **Balcony**

Decked balcony with glass balustrade.

### **Bathroom**

Electric heated towel rail. Three piece white suite with fully tiled surrounds comprising panelled bath with rainfall shower over additional shower attachment and glass screen enclosing, wash hand basin and w/c with dual push flush. Large mirror, Extractor fan. Tiled flooring and inset ceiling spotlights.

### **EXTERNALLY**

#### **Allocated Parking Space**

**Visitors parking space. Bike Store.  
Bin Store.**

### **LEASEHOLD:**

999 Years from 2022 - 997 years remaining

### **GROUND RENT:**

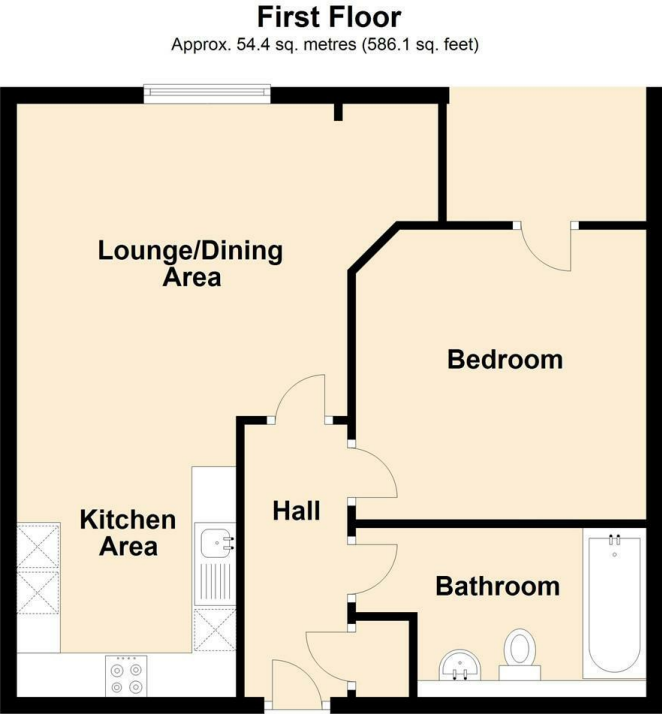
Peppercorn

### **SERVICE CHARGE:**

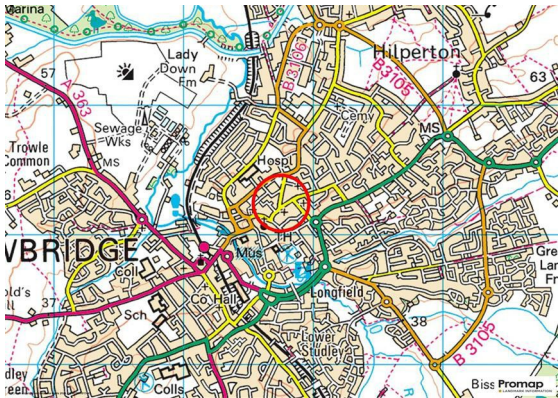
£1,100 per annum



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



Total area: approx. 54.4 sq. metres (586.1 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.