



## Flat 3, Avondale House 4 Silver Street

Trowbridge BA14 8AA

A spacious one bedroom first floor apartment situated in a Grade II Listed period property in the town centre close to shops, cafes, town park, supermarkets and train station. Accommodation comprises living room with large mezzanine, kitchen, double bedroom and bathroom. Benefits include entry phone system, electric central heating and double glazing. Offered for sale with no onward chain.

**Guide Price £110,000**





## ACCOMMODATION

All measurements are approximate

### Communal Entrance Hall

Stairs to all floors. Large skylight window.

### FIRST FLOOR

#### Hallway

Door to the communal landing. Radiator. Entry phone. Heating controls and thermostat. Smoke alarm. Fuse box and electric meter. Panelled doors off and into: large storage cupboard with hanging rail and shelving.

#### Living Room

16'3 x 14'1 max (4.95m x 4.29m max)  
Two double glazed sash windows to the front. Radiator. Television point. Ladder to:

#### Mezzanine

17'5 x 10 (5.31m x 3.05m)  
Restricted head height. Balustrade.



### **Kitchen**

9'8 x 8'6 (2.95m x 2.59m)

Radiator. Range of modern shaker style wall and base mounted units with tiled surrounds 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 hob with extractor hood over. Plumbing for washing machine. Vinyl flooring and inset ceiling spotlights.

### **Bedroom**

16'3 x 8'8 (4.95m x 2.64m)

Double glazed sash window to the front. Radiator.

### **Bathroom**

Radiator. Three piece white suite with tiled surrounds comprising panelled bath with mixer shower over, pedestal wash hand basin and w/c. Wood effect flooring and inset ceiling spotlights. Extractor fan. Shaving point.

### **LEASEHOLD:**

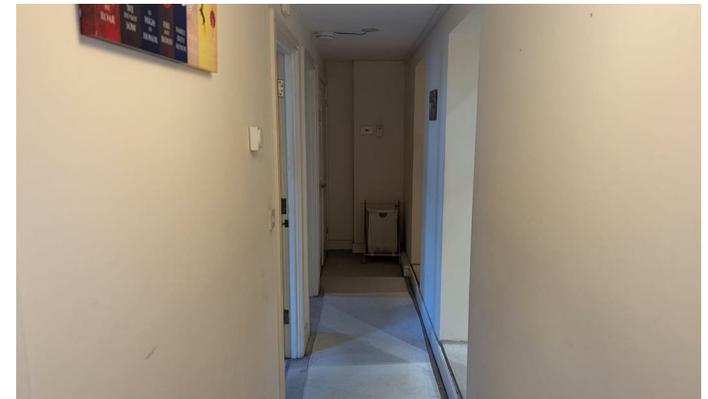
150years from 2004

### **GROUND RENT:**

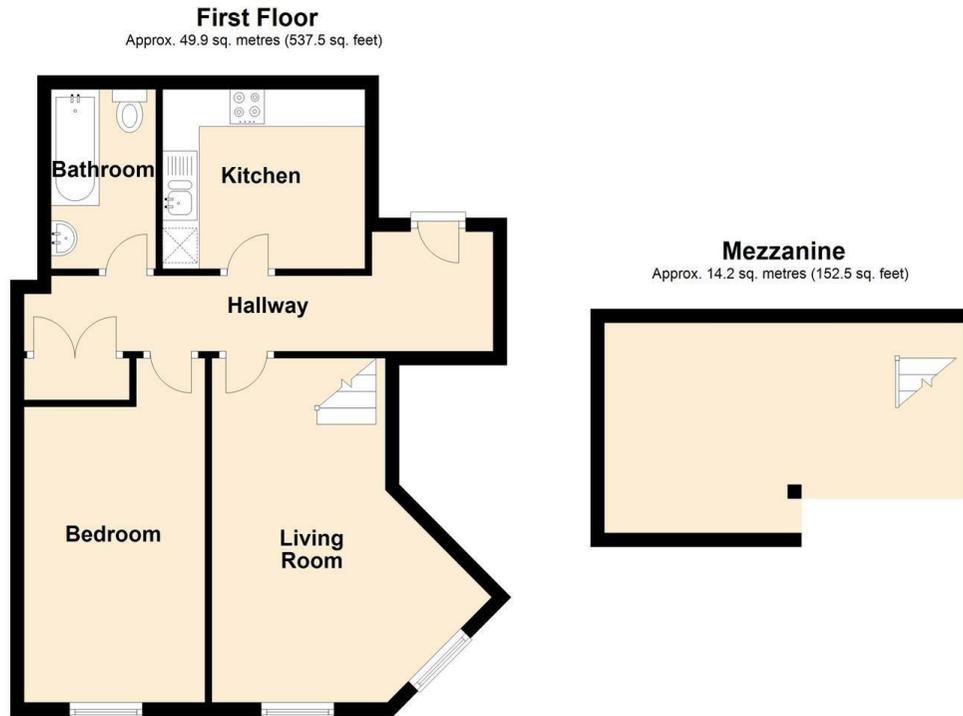
£50pa

### **SERVICE CHARGES:**

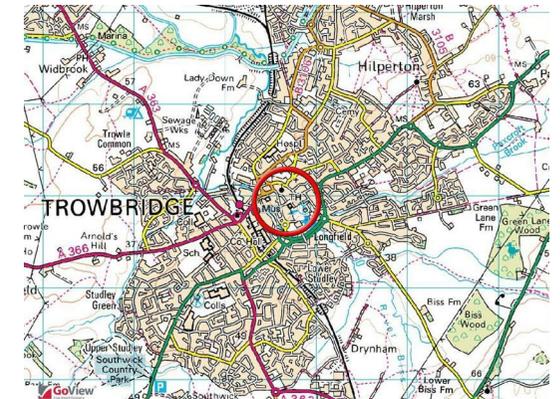
£1,000pa



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



Total area: approx. 64.1 sq. metres (690.0 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.