TOWN&COUNTRY
ESTATES



Black Swan Court, Trowbridge, Wiltshire BA14 8FX

Offers Over £110,000

LOCATION
The property is conveniently within walking distance of the train station, town centre, schools, bus routes and shops. Trowbridge itself offers busy town center shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION
Situated within an attractive Grade II Listed building, conveniently positioned on the edge of Trowbridge town centre, this well presented modern one bedroom first floor apartment offers an appealing combination of character, convenience and practicality. Further enhanced by an allocated parking space and reasonable service and maintenance charges, the property is an ideal purchase for first-time buyers or those seeking a conveniently located home.

The accommodation comprises a communal entrance, open plan living room/kitchen, generous double bedroom and a recently refitted shower room. The electric central hating system is n additional benefit.

COMMUNAL ENTRANCE HALL
You enter the property into the communal entrance hall, stairs lead to the first floor where this apartment can be found.

OPEN PLAN LIVING ROOM/KITCHEN
18'0" max x 15'5" max
The spacious open plan living room/kitchen has sash windows to the front and side, the living space has a radiator and plenty of space for a sofa and dining table. A door leads to the bedroom.

KITCHEN AREA
The kitchen area benefits a range of matching base and wall units, rolled top worksurfaces with matching upstands, inset sink with flexible spray mixer tap, built in oven with extractor and light over, integrated washing machine and an integrated fridge.

BEDROOM
14'9" max x 11'9"
The spacious bedroom has two sash windows to the side, a built in wardrobe with a wall mounted electric boiler, radiator, access to a loft space and a door to the shower room.

SHOWER ROOM
The modern shower room has a shower cubicle with glazed sliding door and wall mounted mains shower, dual flush WC, pedestal basin, radiator, inset ceiling spotlight and an extractor fan.

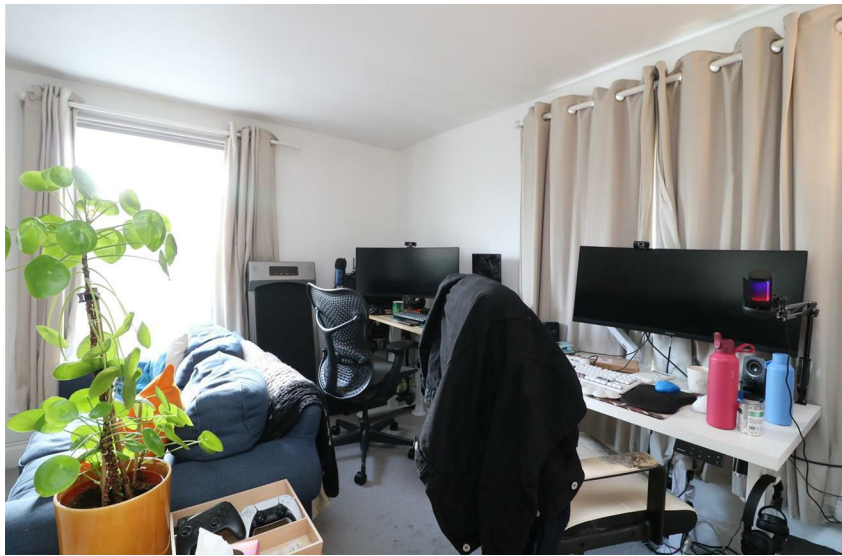
EXTERIOR

PARKING
There is a space within the residents carpark to the rear of the building, denoted by the apartment number.









LEASE DETAILS

Lease Length - 125 years from January 2008
Annual Ground Rent/Service Charge - £650 (paid £162.50 quarterly)
Managing Agent - Belgravia 17

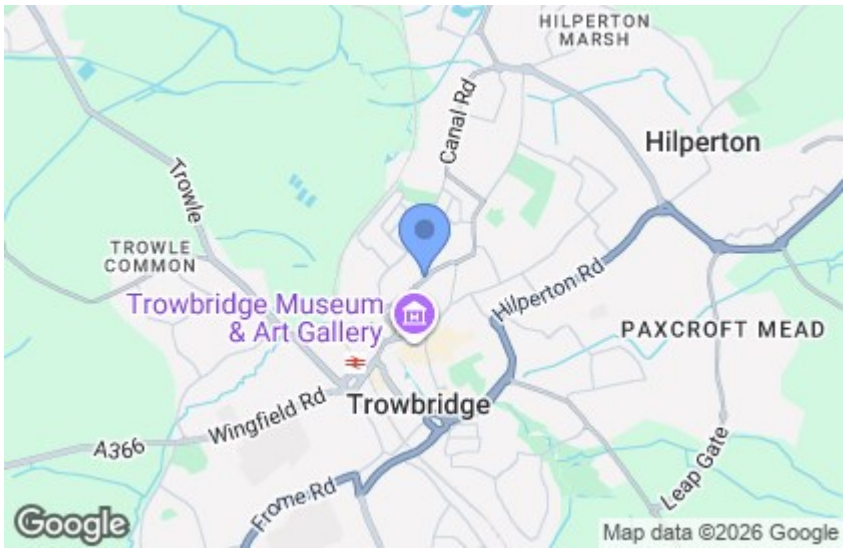
ADDITIONAL INFORMATION

Council Tax Band - A
EPC Rating - D Rating
The electric boiler offers an excellent alternative to traditional storage heaters, providing the benefit of conventional radiators and pipework. Water is heated by the electric boiler and circulated through the radiators, distributing warmth evenly and efficiently in much the same way as a traditional gas central heating system.












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GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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