



2 BEDROOM FLAT | CUSANCE WAY, HILPERTON, BA14 | £165,000

DESCRIPTION

Excellent opportunity to acquire a well presented and spacious first floor apartment within the ever popular Paxcroft Mead development. The neutrally decorated interior boasts a spacious living room, fitted kitchen/dining room with integrated appliances, master bedroom with built-in wardrobes & en-suite shower room, additional double bedroom and separate bathroom which has been refitted with shower over bath and tiled surround. Additional features include a secured intercom entry system, uPVC double glazing, gas central heating system with a recently fitted (2020) gas fired boiler, small communal garden to the rear elevation and allocated parking.

Ideally situated to the East of Trowbridge town centre this lovely property is well placed to take advantage of a good range of local amenities and through routes. Paxcroft Primary School (Rated as Good by OFSTED) is within a short level walk whilst local shops, leisure facilities and play parks found nearby make this a wonderful choice for downsizers, first time buyers and investment purchasers alike.

Tenure: Leasehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: B

All mains services connected, gas fired central heating. Water meter.

Lease details:

Lease Length: 125 years from 1st January 2007

Ground Rent: £300 per annum (increasing by £150 per annum every 10 years, next increase in 2027)

Service / Maintenance Charge: Approx. £1400 per annum inclusive of buildings insurance



KEY FEATURES

- Modern first floor apartment
- Spacious living room
- Smartly presented bathroom
- Popular residential location
- Gas central heating
- Two bedrooms
- En-suite facilities to master
- Allocated off-road parking
- Paxcroft Mead development
- Double glazed throughout







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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