



1 BEDROOM APARTMENT | USHERS COURT, BA14 | £135,000



## DESCRIPTION

For 'key facts for buyers' click on the play picture. Offered with no onward chain, this superb top floor apartment is located in an attractive gated block paved courtyard setting in the town centre, close to everything Trowbridge has to offer. There is a lift that will take you most of the way with some stairs to the top floor. Through the front door there is an entrance hall with a handy storage cupboard which in turn provides access to a double bedroom with built in wardrobes, a stylish family sized bathroom and a 21ft living room / kitchen with possibly one of the best rooftop views of the town. This apartment also has the added benefit of an allocated parking space in the garage under the building which will be handy for these wintery days ahead. All in all, a lovely first time buy or investment right in the heart of the town.

Trowbridge is the county town of Wiltshire found close to the western border with Somerset. On the fringe of the town centre, you find Trowbridge Town Park, a large open space with a host of activities, tree lined paths and a riverside walk to Biss Meadows Country Park. St Stephens Place provides several dining options along with a multi-screen cinema complex. There are a wide variety of historic buildings around the town along with a selection of beautiful walks nearby, including the Kennet and Avon Canal and Southwick Country Park. The town has superb transport links with Trowbridge station providing access to London as well as a short ride to the world heritage city of Bath. The A350 passes the fringe of the town, leading to the M4 via Chippenham and the A303 and A36 to the south.

Tenure: Leashold 999 years from September 2010  
Local Authority: Wiltshire Council  
Council Tax Band: A  
EPC Rating: C  
Mains electricity and drainage services connected.

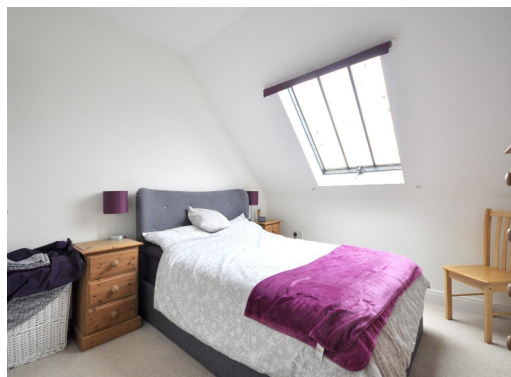


Service charge : £1,440.37 a year.

Ground rent : £125.00 a year.

## KEY FEATURES

- Beautiful top floor apartment
- Double bedroom with built in wardrobes
- Arguably the best rooftop view in town
- Lift access to floor below
- Secure gated access
- No onward chain
- Open plan modern living
- Allocated covered parking space
- Right in the heart of the town
- Close to the train station

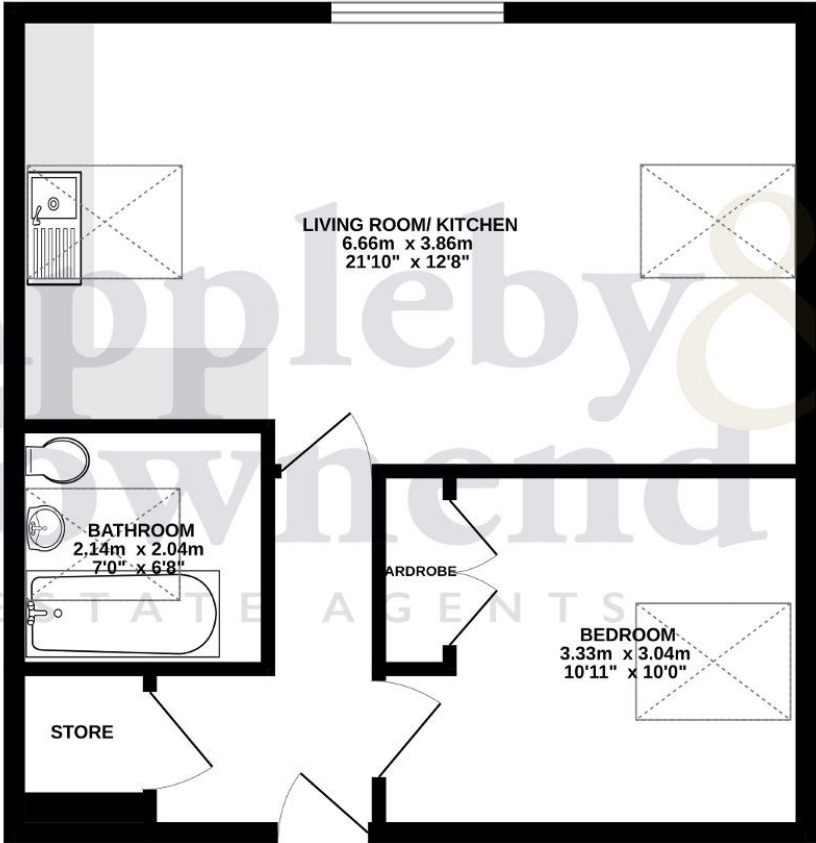








GROUND FLOOR  
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA : 45.7 sq.m. (492 sq.ft.) 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.  
Made with Metropix ©2023

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	74   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.

APPLEBY & TOWNEND

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)