

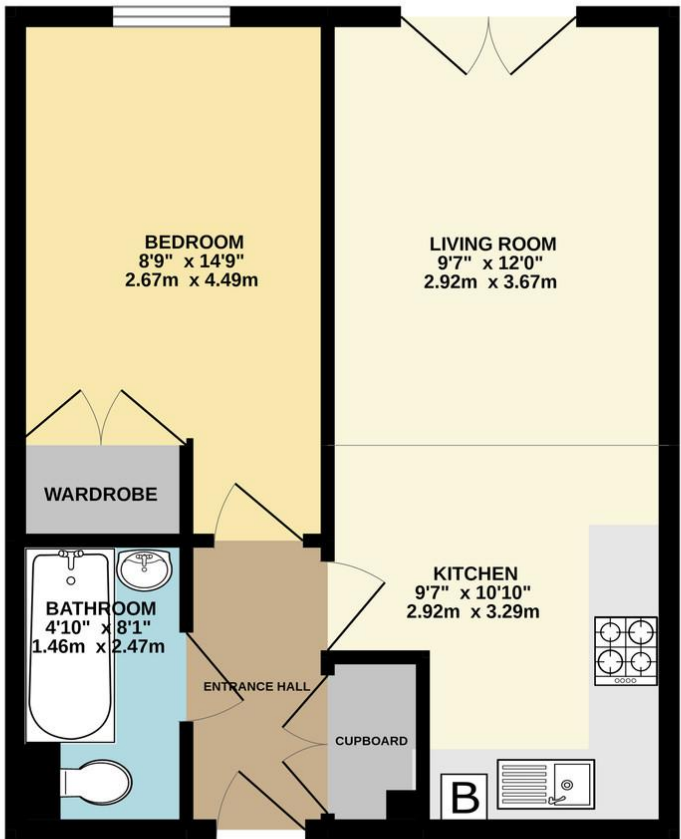


Kavanagh's

12 The Gateway
Bythesea Road, Trowbridge BA14 8FZ
£120,000

- Modern First Floor Apartment
- One Bedroom
- Walking Distance of Train Station
- Gas Central Heating
- Permit Parking
- Vacant Possession
- EPC Rating C
- Ideal Investment Opportunity Or First Time Purchase

FIRST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.7 sq.m.) approx.
Schematic Diagram only - Not to scale
Made with Metrepro 5/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

IMPORTANT NOTICE
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanagh's or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Kavanagh's nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanagh's have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



SITUATION

The Gateway is a contemporary style development of flats and shops in a prime location within walking distance of the train station and close to local amenities and the centre of town.

Trowbridge is the county town of Wiltshire and has benefitted from significant development which is still ongoing. Offering a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multi-screen cinema and sports centre. Trowbridge is easily accessible from the M4 and the railway station provides regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

A well presented modern one bedroom first floor apartment overlooking a courtyard in the centre of Trowbridge. The accommodation incorporates an open plan living room with an attractive kitchen including integral electric oven with gas hob and washer/dryer, a good sized bedroom, stylish bathroom suite and ample storage opportunity.

KITCHEN

9' 7" x 10' 10" (2.9m x 3.3m)
Having a range of white gloss fronted matching wall and base units with laminated worktops and stainless steel single bowl and sink unit. Integral electric cooker with four ring gas hob and extractor fan above. Integral washer/dryer. Wall mounted cupboard housing the combination gas boiler. Space for fridge freezer. Vinyl flooring.

BEDROOM

8' 9" x 14' 9" (2.67m x 4.34m) maximum.
PVCu window to the front. Built in double wardrobe. Radiator.

BATHROOM

4' 10" x 8' 1" (1.47m x 2.46m)
Having a white suite comprising panelled bath with shower mixer and screen. Low level WC and pedestal wash hand basin. Tiled walls and flooring. Ceiling mounted extractor fan. Vinyl flooring.

Gas central heating and PVCu double glazing with french doors opening to a Juliet balcony in the living room. The lease includes a permit for parking in The Gateway Parking on top of the roof.

Vacant Possession. No Onward Chain.

An ideal first time purchase or Investment. (Rental Yield Potential 5.75%).

DIRECTIONS

From our office in the centre of town proceed down Wicker Hill crossing over the town bridge. At the roundabout near the station turn left and The Gateway development will be found almost immediately on the right hand side. Pedestrian access is from the courtyard.

The Gateway Parking is available on the roof with lift access to and from the courtyard.

EXTERNALLY

PARKING

Permit parking at The Gateway.

TENURE

The property will be sold with a 125 year lease from 2013

CHARGES

We are advised the Service Charge is approximately £1211.24 a year which includes external maintenance, maintenance of common areas and buildings insurance.

There is a ground rent of £150.00 per annum.

COUNCIL TAX

The property is in Band A with the amount payable for 2022/23 being £1439.30

ACCOMODATION

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

Security entrance doors with entry phone system. Stairs to all floors.

ENTRANCE HALL

Secure entrance door. Radiator. Useful utility cupboard with plumbing available for washing machine.

UTILITY CUPBOARD

Generous storage space with plumbing for automatic washing machine. Also further built in storage cupboard.

LIVING ROOM

9' 7" x 12' 0" (2.9m x 3.66m)
With French doors to the Juliet balcony. Contemporary style column radiator.

SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the Potterton gas fired combination boiler (not tested by Kavanaghs).

LETTINGS

Kavanaghs offer Full Letting and Management services and are happy to advise purchasers on the let ability. We have estimated the likely rental income on this property to be £575 per calendar month.

VIEWINGS

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

CODE

10788 04/03/22

