



Connells

Brewers Baroque  
Trowbridge



### Property Description

Tucked away in a discreet position right in the heart of the town centre, this charming and quirky one-bedroom apartment offers a unique opportunity to enjoy characterful living within easy reach of everything the town has to offer.

Arranged over two floors, the property provides a distinctive layout that sets it apart from more conventional apartments.

The accommodation is well-presented throughout and comprises a welcoming living area, a fitted kitchen, and a spacious double bedroom, creating a comfortable and practical home suited to first-time buyers, professionals, investors or those seeking a conveniently located pied-à-terre.

One of the property's standout features is its enviable central location. Hidden away from the hustle and bustle yet only moments from a wide range of shops, cafés, restaurants and everyday amenities, residents can enjoy the best of both worlds.

The train station is also within easy walking distance, making the property an excellent choice for commuters and those looking for strong transport links.

With its blend of character, convenience and individuality, this delightful apartment offers an appealing lifestyle opportunity in a highly sought-after town-centre setting.

Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

### Communal Entrance

Door to front. Stairs to all floors.

### Private Entrance

Door from communal landing / area. Door to Open Plan Lounge / Kitchen.

## Open Plan Living Space

Two sash windows to front. Gas fired boiler serving heating and hot water system. Two open tread wooden staircases up to bedroom & bathroom. Radiator.

Kitchen comprises wall, base & drawer units with work surfaces over and matching upstands. Inset sink and drainer unit. Built in oven and inset hob with cookerhood over. Space for appliances,

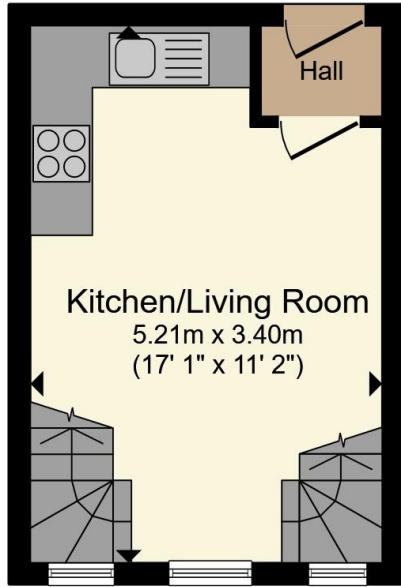
## Bedroom

Stairs up from living space. Door to Bedroom. Skylight window.

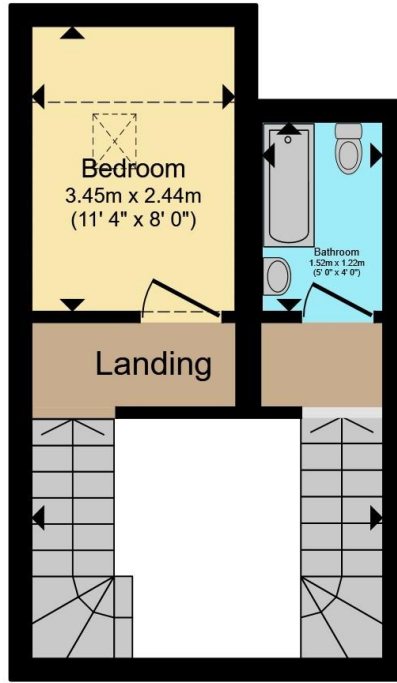
## Bathroom

With second stairs up from living space. Door to Bathroom. Three piece suite comprising panel enclosed bath, pedestal wash hand basin and low level wc. Partly tiled. Skylight window.





**Ground Floor**



**First Floor**



Total floor area 37.3 m<sup>2</sup> (401 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01225 754391**  
**E trowbridge@connells.co.uk**

11 Fore Street  
 TROWBRIDGE BA14 8HA

EPC Rating: D Council Tax Band: A

Service Charge: 864.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWB308031](http://connells.co.uk/Property/TWB308031)**

This is a Leasehold property with details as follows; Term of Lease 106 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWB308031 - 0002