

Appleby & Townend
ESTATE AGENTS



2 BEDROOM APARTMENT | ROMAN PLACE, BA13 | GUIDE PRICE £200,000

DESCRIPTION

This stunning two bedroom top floor apartment feels like a penthouse. With incredible views across to Westbury White Horse, plenty of living space that would better some two bedroom houses. Offering spacious open plan living with contemporary styling providing plenty of light.

Through the front door there is an entrance hallway providing access to the large main bedroom with built in wardrobes, a good sized second bedroom, a beautiful fitted family bathroom, plenty of handy storage cupboards and a 24ft kitchen/living space, which is ideal for entertaining guests and double aspect windows providing plenty of light. This property also benefits from two off road parking spaces which is rare for this type of apartment.

Roman Place is just a short walk to the train station and is not far from the town centre which provides a good range of local amenities. Westbury is a small market town situated at the western edge of Wiltshire beside the chalk downlands that form Salisbury Plain and is well known for its White Horse and its Iron Age hill fort.

Comprehensive cultural, leisure and sporting facilities are available in the city of Bath which lies some 17 miles to the north. Bath is a World Heritage City and is internationally acclaimed for its architecture. The beautiful cathedral city of Salisbury lies some 23 miles to the South-East and the regional centre of Bristol lies approximately 25 miles to the North-West.

Communications are good with the A303 lying 18 miles to the South which provides a link to the South-West of England and to London via the M3. There is a mainline rail service from Westbury Station within very close proximity which provides regular services to Bath (from 24 mins) and Salisbury (from 27 mins), and a direct service to London Paddington (from 71 mins).



Tenure: Leasehold
Management Charge: £1,200.00 PA
Local Authority: Wiltshire Council
Council Tax Band: B
All mains services connected. Gas central heating.

KEY FEATURES

- Vendor suited
- Stylish modern open plan living
- Two good sized bedrooms
- Contemporary style kitchen
- Plenty of storage
- Wonderful countryside views
- 9 years left of NHBC
- Gas central heating
- Large elegant family bathroom
- Two off road allocated parking spaces





Floor Plan
Approx. 602.77sq. feet



Total area: approx. 602.77 sq. feet

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 of efficiency can be given.

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 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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