

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332)  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: (+44 (0)1225 866111)  
E: bradfordonavon@cobbfarr.com

[cobbfarr.com](http://cobbfarr.com)

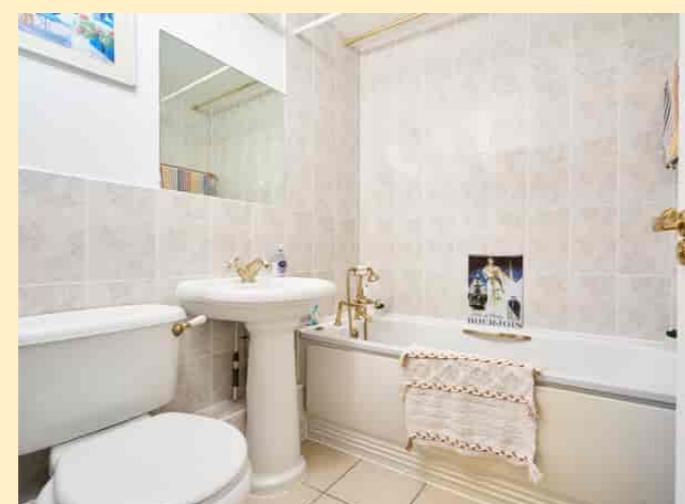
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Residential Sales



## 11 St Georges Court, Semington, BA14 6GA

An exceptionally well presented 2 bedroom first floor apartment set in a quiet location within this popular Wiltshire village. Benefits include parking, ensuite facilities, communal gardens and potential of Parish allotment allocation.

Tenure: Leasehold

£190,000

## Situation

Semington is situated adjacent to the Kennet and Avon canal and surrounded by beautiful countryside. The village benefits from a primary school and village church.

Semington is an excellent commuting base having easy access to neighbouring towns Trowbridge, Devizes, Melksham and Bradford on Avon, furthermore the M4 junction 17 (Chippenham) and 18 (Bath) give direct access to business centres in Swindon, Bristol and the Midlands via M5. Trowbridge train station is within easy reach and there is an excellent link to surrounding towns and direct links to London are found at Bradford on Avon, Westbury and Chippenham.

Approximately 12 miles distant is the World Heritage city of Bath. The city has a wide range of amenities and facilities which include a number of fine restaurants and wine bars, excellent sporting facilities a wide selection of retail outlets, The Theatre Royal, and Thermal Spa

## Description

Ground Floor – Communal Entrance Hall

First Floor – Apartment 11

Hallway – with Georgian style sash window, cupboard housing consumer unit and electric meter.

Main Hall – with 2 Georgian style sash windows, storage heater, solid panel doors lead to the open plan sitting/dining/kitchen, bathroom and bedrooms 1 and 2, secure entry telephone point, smoke alarm.

Bedroom 1 – with Georgian style window, built-in double wardrobe, door to:-

En Suite Shower Room – comprising low flush WC, pedestal wash hand basin with mixer tap, glazed corner shower cubicle with Triton shower, part walls, tiled flooring, towel rail, tubular electric radiator, shaver light, downlighting, extractor fan, window.

Bedroom 2 – with window, access to loft space, built-in airing cupboard housing immersion cylinder and stripped linen shelving.

Bathroom – comprising low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and telephone style shower attachment, tiled flooring, part tiled walls, downlighting, shaver point with light, extractor fan, wall mounted electric fan heater, electric radiator.

Kitchen/Dining Area – comprising a matching range of floor and wall mounted units having roll top work surface area incorporating 1½ bowl stainless steel sink with mixer tap and drainer, built-in 4 ring halogen hob with stainless steel splashback and stainless steel extractor with light over, built-in fridge/freezer, mid-level oven, built-in dishwasher, part tiled walls, 2 Georgian style sash window, downlighting, built-in washer washing machine, tiled flooring.

Living Area – with 2 Georgian style sash windows, 2 electrically operated radiators, TV point.

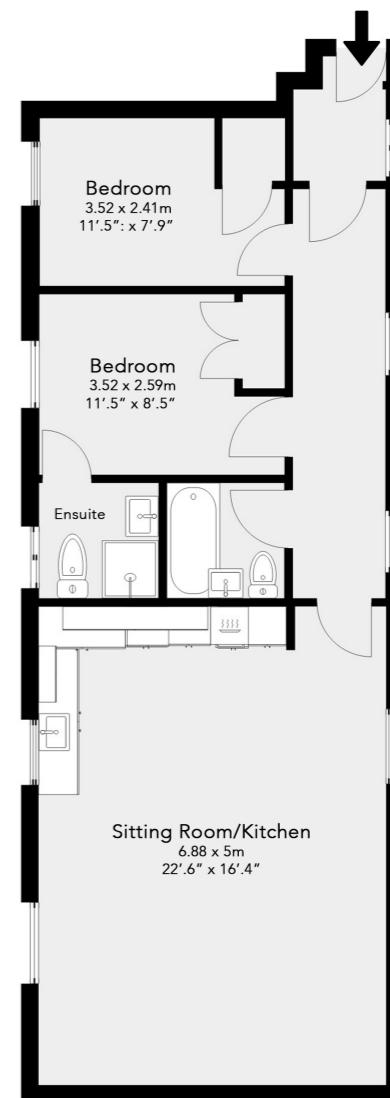
Externally – The communal gardens are manicured with box and privet hedging and mainly laid to level lawn with feature flowering and shrubbery borders, including a fig tree. There are 2 allocated parking spaces with visitor spaces available.

## Key Features

- First Floor Apartment
- 2 bedrooms
- En suite facilities
- Manicured communal gardens
- Allocated parking spaces
- No onward chain

## Floor Plan

Flat 11, St George's Court, Semington,



Total Floor Area  
(approx)  
67 Sqm  
721 Sqft

## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Electric heating

Local Authority: Wiltshire Council

Council Tax Band: Band C

Tenure: Leasehold With the remainder of 999 year lease from 2002

Management Fees: £102.74 per month

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