



UNION HOUSE

Union Street, Trowbridge

Union House is probably more widely known as the former Renrod Building and has been re-developed to create 15 luxury apartments. The upper floors offer their own balcony and those on the two uppermost floors provide far reaching views across Trowbridge and beyond. Particular detail is paid to the quality and finish of each apartment and offers a new marketing perspective and flavour when it comes to other similar located properties. Lift access is available to all floors and, with the amenities of town so close by, everything is accessible with ease. With the added bonus of each apartment having secure allocated parking, the worry of where to park is taken care of.

15 luxury apartments over four floors

Balconies offering a little outside space

Quality fittings and finish throughout

Lift access is available to all floors and allocated parking.



Location

Situated in the heart of Trowbridge, Union House can be found in an area with a mix of both residential and commercial properties and brings a breath of fresh air to the existing building styles in this locale with its contemporary look.

Being close to the town centre, Union House has all the facilities the town has to offer on its doorstep, which includes Trowbridge train station, a mixture of supermarkets, post office, St Stephens Place Leisure Complex with Odeon Cinema and a selection of restaurants, all within easy walking distance.

Surrounding Area

Trowbridge is the County town of Wiltshire and dates back to Saxon times. Located within easy commuting distance of the Georgian City of Bath and even slightly further beyond to Bristol and Salisbury, Trowbridge is ideally located for the shopping experience of a city or the quiet seclusion of countryside walks. With the Kennet & Avon canal on your doorstep, you can select a different vista each time.

The London Paddington line is easily accessible from Trowbridge taking you to the capital. Other enjoyable days out include Longleat with its large house and famed safari park just a little over 12 miles away.



Backed by
HM Government

All apartments at Union House are available to purchase using the Government's Help to Buy equity loan scheme, which aids first time buyers to get on to the property ladder. As long as the qualifying criteria is met, buyers could borrow up to 20% of the purchase price as long as a 5% deposit is paid.



Specification

Each apartment has been thoughtfully designed using high quality materials to the developers exacting standards.

Kitchens

- Fully fitted kitchen units with soft close cupboards and drawers
- Integrated appliances including an oven, cooker, fridge and ice box, midi dishwasher and washer dryer
- Swan neck monobloc tap
- Concealed extractor hood with glass splashback and one and a half bowl sink and drainer with tap

Bathrooms & En-suites

- Contemporary, white sanitaryware complemented with chrome fittings
- Bath to family bathroom
- Shower to all en-suites
- Shower over bath in all one bed apartments
- Ceramic wall and floor tiles

Bedrooms

- Spaciously designed bedrooms for positioning beds and wardrobes

Internal finishes

- Brilliant white emulsion walls and ceilings
- Architraves and skirting boards all finished in white satin
- Internal doors with polished chrome lever handles

Energy-saving heating

- High performance insulation
- Individually controlled electric thermostatic radiators



Communal Area

- Bicycle storage to the ground floor
- Two staircases with access to the car park
- Lift to all floors

Electrical

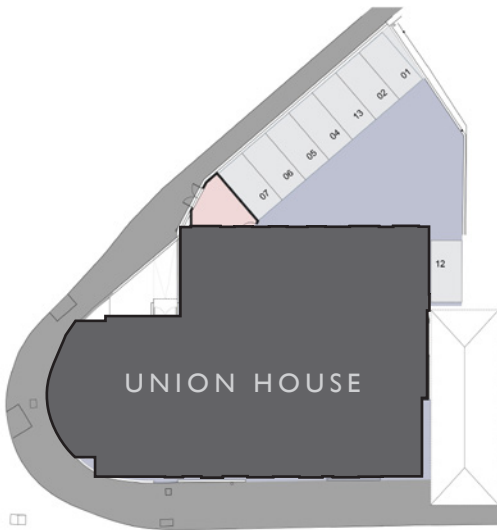
- BT points to the living room and master bedroom
- TV point to the living room and all bedrooms
- Data cables fitted if residents wish to install Virgin or Sky
- Low energy light bulbs provided throughout
- Extractor fans provided in all bathrooms and en-suites
- Mains operated smoke detectors are provided to hallway
- Heat detector located in kitchen

External Finishes

- Well designed façades are complemented by energy efficient double glazed UPVC windows with security locks
- Attractive entrance door
- Door entry system connected to each apartment
- External light fitting to the front door and covered porch area
- One allocated parking space to each apartment located within the main front car park

The Developers attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.

Site Plan

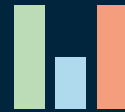


Ground Floor
Parking Layout



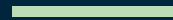
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The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen apartment with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.



UNION HOUSE

Ground Floor Apartments



Situated on the ground floor are apartments 1 & 2, each featuring one bedroom. Apartment 1 benefits from the use of an outside patio area. You will also find lift access and a communal bike store on this floor. Externally you will find a parking space each along with one visitor spot.

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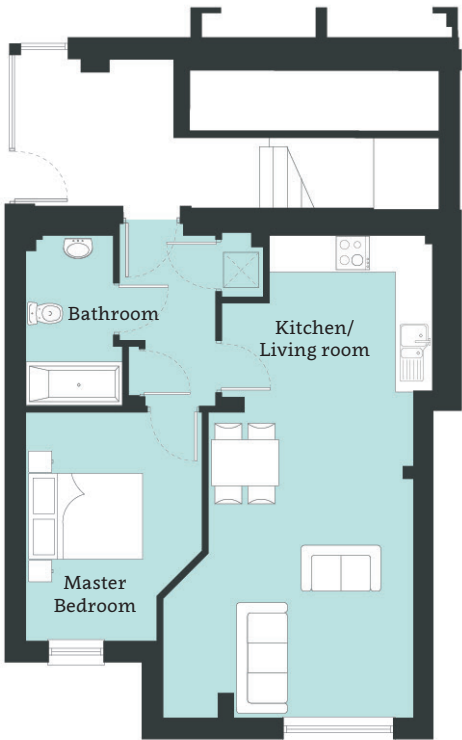


Ground Floor



Apartment 1

Kitchen/Living room	7.32m x 3.96m	24' 0" x 13' 0"
Master Bedroom	3.66m x 3.58m	12' 0" x 11' 9"
Bathroom	2.31m x 1.65m	7' 7" x 5' 5"

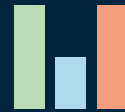


Apartment 2

Kitchen/Living room	8.53m x 4.57m	28' 0" x 15' 0"
Master Bedroom	4.01m x 3.30m	13' 2" x 10' 10"
Bathroom	3.10m x 1.068m	10' 2" x 5' 6"

Measurements are taken from the widest points in each room.

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First Floor Apartments

Apartments 3, 4, 5, 6 & 7 are on the first floor and are a mixture of one and two bedrooms. All the two bedroom apartments on this floor have the benefit of an en-suite to the master as well as a family bathroom. Each apartment also features a balcony to enjoy some outside space.

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First Floor

Apartment 3

Kitchen/Living room	8.74m x 4.17m	28' 8" x 13' 8"
Master Bedroom	3.18m x 3.18m	10' 5" x 10' 5"
En-suite	1.98m x 1.65m	6' 6" x 5' 5"
Bedroom 2	3.51m x 3.45m	11' 6" x 11' 4"
Bathroom	2.13m x 1.98m	7' 0" x 6' 6"

Apartment 4

Kitchen/Living room	7.16m x 5.08m	23' 6" x 16' 8"
Master Bedroom	3.45m x 3.43m	11' 4" x 11' 3"
Bathroom	3.45m x 2.03m	11' 4" x 6' 8"

Apartment 5

Kitchen/Living room	6.10m x 3.35m	20' 0" x 11' 0"
Master Bedroom	3.48m x 3.30m	11' 5" x 10' 10"
En-suite	2.36m x 1.17m	7' 9" x 3' 10"
Bedroom 2	5.66m x 2.44m	18' 7" x 8' 0"
Bathroom	2.82m x 1.6m	9' 3" x 5' 3"

Apartment 6

Kitchen/Living room	6.45m x 5.23m	21' 2" x 17' 2"
Master Bedroom	3.12m x 2.79m	10' 3" x 9' 2"
En-suite	2.13m x 1.88m	7' 0" x 6' 2"
Bedroom 2	4.47m x 2.62m	14' 8" x 8' 7"
Bathroom	2.13m x 2.13m	7' 0" x 7' 7"

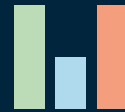
Apartment 7

Kitchen/Living room	6.86m x 3.81m	22' 6" x 12' 6"
Master Bedroom	5.36m x 2.79m	17' 7" x 9' 2"
En-suite	2.34m x 1.47m	7' 8" x 4' 10"
Bedroom 2	3.73m x 2.54m	12' 3" x 8' 4"
Bathroom	2.34m x 2.13m	7' 8" x 7' 0"



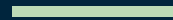
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Second Floor Apartments



Apartments 8, 9, 10, 11 & 12 can be found on the second floor and are a mixture of one and two bedrooms. Similar to the first floor layout, all two bedroom apartments on this floor have the benefit of an en-suite to the master as well as a family bathroom. Each apartment also features a balcony to enjoy some outside space.

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Second Floor

Apartment 8

Kitchen/Living room	8.97m x 3.73m	29'5" x 12'3"
Master Bedroom	4.37m x 2.46m	14'4" x 8'1"
En-suite	1.96m x 1.55m	5'1" x 6'5"
Bedroom 2	3.45m x 3.45m	11'4" x 11'4"
Bathroom	2.34m x 1.98m	6'6" x 7'8"

Apartment 9

Kitchen/Living room	7.32m x 3.84m	24' x 12'7"
Master Bedroom	3.43m x 3.53m	11'3" x 11'7"
Bathroom	3.43m x 1.93m	11'3" x 6'4"

Apartment 10

Kitchen/Living room	6.20m x 3.96m	20'4" x 13'
Master Bedroom	4.01m x 3.38m	13'2" x 11'1"
En-suite	2.01m x 1.32m	6'7" x 4'4"
Bedroom 2	5.84m x 2.36m	19'2" x 7'9"
Bathroom	1.85m x 2.01m	6'1" x 6'7"

Apartment 11

Kitchen/Living room	6.25m x 4.93m	20'6" x 16'2"
Master Bedroom	6.25m x 3.18m	20'6" x 10'5"
En-suite	1.70m x 2.01m	5'7" x 6'7"
Bedroom 2	4.34m x 3.58m	14'3" x 11'9"
Bathroom	2.13m x 2.34m	7' x 7'8"

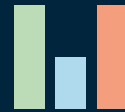
Apartment 12

Kitchen/Living room	6.78m x 3.81m	22'3" x 12'6"
Master Bedroom	5.26m x 2.87m	17'3" x 9'5"
En-suite	2.26m x 1.35m	7'5" x 4'5"
Bedroom 2	3.71m x 2.49m	12'2" x 8'2"
Bathroom	2.36m x 2.26m	7'9" x 7'5"



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Top Floor Apartments

Apartments 13, 14 & 15 can be found on the top floor with the best views reaching as far as the Westbury White Horse. Apartment 13 is a one bedroom apartment and benefits from two balconies, one off the living area and the other off the bedroom. Apartments 14 & 15 are the biggest apartments on the development giving a penthouse feel, and with large balconies and spacious living accommodation, these apartments will prove to be very popular.

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Top Floor

Apartment 13

Kitchen/Living room	7.42m x 4.22m	24'4" x 13'10"
Master Bedroom	3.68m x 3.56m	12'1" x 11'8"
Bathroom	2.36m x 2.03m	7'9" x 6'8"

Apartment 14

Kitchen/Living room	8.84m x 4.19m	29' x 13'9"
Master Bedroom	3.84m x 4.34m	12'7" x 14'3"
En-suite	2.74m x 1.57m	9' x 5'2"
Bedroom 2	4.45m x 2.90m	14'7" x 9'6"
Bathroom	1.91m x 3.18m	6'3" x 10'5"

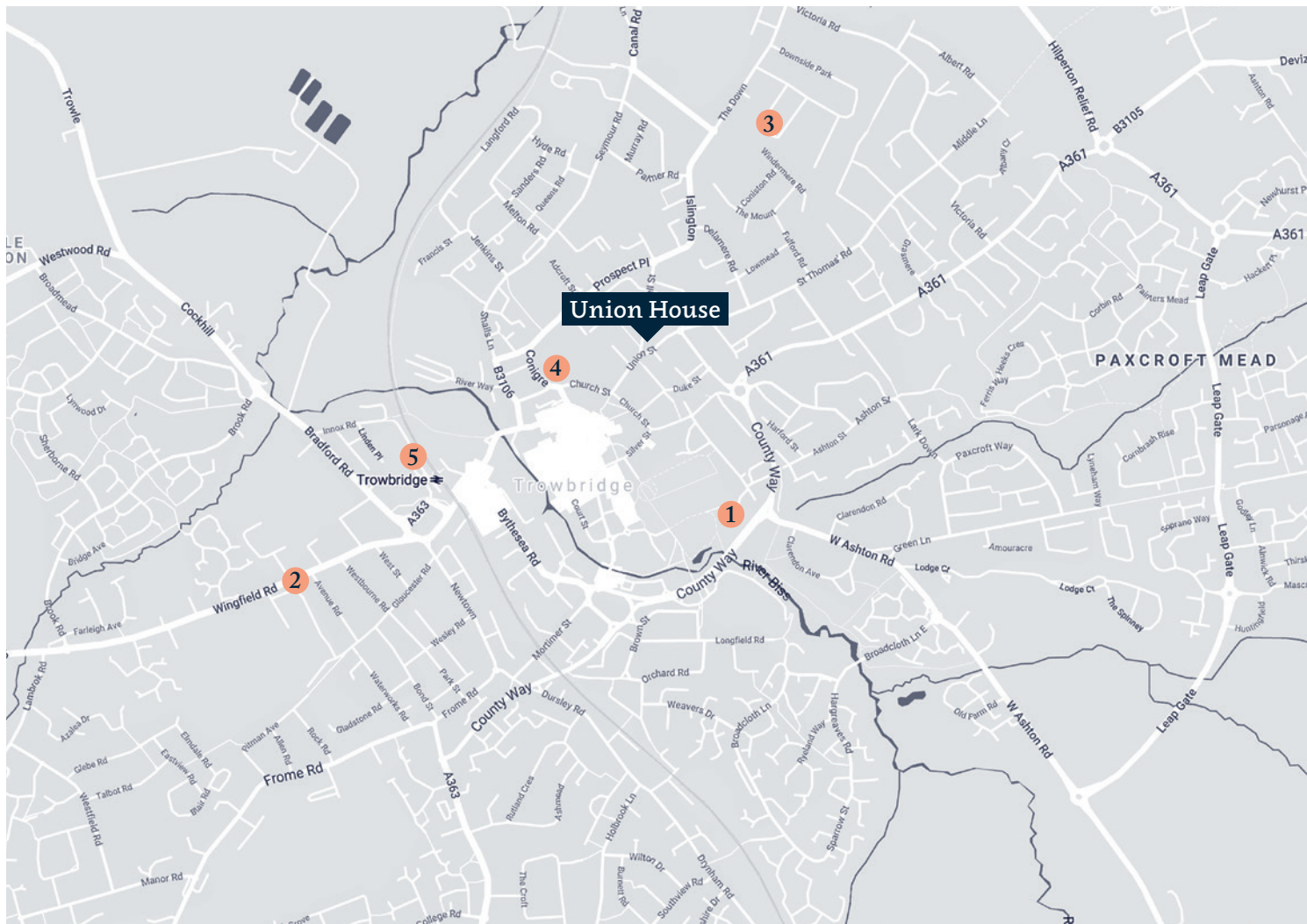
Apartment 15

Kitchen/Living room	9.40m x 3.76m	30'10" x 12'4"
Master Bedroom	2.92m x 3.58m	9'7" x 11'9"
En-suite	1.91m x 1.96m	6'3" x 6'5"
Bedroom 2	2.54m x 4.17m	8'4" x 13'8"
Bathroom	2.54m x 1.88m	8'4" x 6'2"



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Directions

By car, proceed out of Trowbridge town centre via Church Street, turning left at the traffic lights onto Union Street and bearing left onto Timbrell Street. The property will be facing you and located on the junction of Timbrell Street and Union Street. On foot, walk away from the main shopping area through St James Church. Cross the road at the crossing on Church Street onto Timbrell Street and the development can be seen in front of you.

Transport & Local Links

1. Doctor's surgery	0.7 miles
2. Secondary Schools	1.3 miles
3. Primary School	0.6 miles
4. Nearest Supermarket	0.2 miles
5. Trowbridge Train Station	0.8 miles
6. M4 motorway	20.7 miles
7. Bristol Airport	29.3 miles



Next Steps

If you would like to view our show apartment, do not delay! Call **01225 753858** and speak to one of the friendly sales team who will be able to arrange this for you.

Warranty

10 year ICW building warranty.

How to Purchase

Once you have viewed the show apartment and you would like to take it to the next step speak to one of the sales team who will be able to explain the process to you. A reservation fee of £1000 will be payable to secure the apartment.

Please get in touch to register your interest or to find out more about this development.

T: 01225 753858

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